

# REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	30 January 2013		
Application Number	N/12/03823/FUL & N/12/03824/CAC		
Site Address	Cyprus Cottage, West Kington, SN14 7JE		
Proposal	Extensions & Alterations & Demolition of Rear Retaining Wall		
Applicant	Mr O'Shea		
Town/Parish Council	Nettleton Parish Council		
Electoral Division	By Brook	Unitary Member	Cllr Jane Scott MBE
Grid Ref	381044 177392		
Type of application	Full and Conservation Area Consent		
Case Officer	Chris Marsh	01249 706657	chris.marsh@wiltshire.gov.uk

## Reason for the application being considered by Committee

The applications have been called in by Cllr Scott to consider the impact of the proposal on the Conservation Area.

### 1. Purpose of Report

To consider the above application and to recommend that planning permission be REFUSED.

The Parish Council have commented in support of the applications.

### 2. Main Issues

The main issues in considering the application are:

- Principle of development (H8 & HE2)
- Impact on the character and appearance of the host dwelling (C3 & H8)
- Impact on the character and appearance of the Conservation Area and AONB (HE1& NE4)
- Impact on the privacy and amenity of existing neighbours and potential occupants (C3)
- Impact upon the Listed Building (HE4)
- Impact on highway safety (C3)

### 3. Site Description

Cyprus Cottage is a detached dwelling set into the steeply sloping land at West Kington, within a Conservation Area and Area of Outstanding Natural Beauty. Separate from the dwelling but within its curtilage stands a detached outbuilding, which was formerly a village reading room, beyond which to the immediate East stands a Grade II-listed building, known as East View. The site is visible in the context of the valley behind, onto which the property's North aspect is orientated. A partially terraced garden is laid out to the West of the dwelling, with a large loose stone parking area between the front elevation and highway, from which the site is bounded by a stone wall.

The double-fronted original cottage is finished in rubble stone with cut stone dressings and a pitched slate roof, with an array of small extensions to its eastern gable end, which may have served variously as coal storage, larder and general utility space. Set down into the hillside to the rear is a two-storey extension finished in painted render, much of which is in a poor state of repair,

with a single-pitch slate roof over. There is a large retaining wall supporting the upper level of the site, which is readily visible from the public footpath that marks the site's northern boundary.

#### 4. Relevant Planning History

Application Number	Proposal	Decision
12/01836/FUL	Extensions & Alterations & Demolition of Existing Extension	Withdrawn
12/01837/CAC	Demolition of Existing Extension	Permitted

Conservation Area Consent was recently granted in respect of the partial demolition of low-quality single-storey additions to the East end of the cottage, the replacement of which is not considered necessary.

#### 5. Proposal

The proposal comprises the extension of the property with the addition of a substantial rear element together with a smaller addition to the side of the property. Conservation Area Consent is also required for the removal of a section of retaining wall to the rear of the property, which is to be rebuilt as part of the rear extension that follows the boundary line.

The rear extension is to be set out over three floors, adjoining the exposed North elevation of the original cottage and West elevation of the existing extension, with a pitched roof terminating in a North-facing gable. The roof is to be set approximately 0.8m below the ridge of the cottage, although level with its eaves, and will be finished in slate to match the dwelling. From first floor level to basement, a fourth bedroom with en suite, dining room and study are to be contained within this element, connected by a new stairwell, with a balcony added to the dining room to provide access to the garden. The North-facing section of the extension is to be finished in render, with full-height timber windows with overlaid oak grilles on the upper two floors, whilst the West elevation is to be predominantly glazed through the lower two floors, with a casement window to the bedroom above. A conservation rooflight is also to be inserted on the eastern plane.

Additionally, it is proposed to remove some of the untidy additions to the East end of the dwelling and replace these with single-storey extension to provide a small entrance lobby and WC, with a flat, synthetic-roofed canopy out to the built line of the main elevation. The extension is to be faced in rubble stone with a pitched clay roman tile roof at its furthest end and slate infill to adjoin the canopy section, which is to extend as far as the front build line. Further alterations are proposed to the fenestration on the existing building, with the replacement of timber windows with uPVC and insertion of a new matching casement window on the northern elevation of the earlier extension. The former reading room is to be brought back into use as a garage, with a pair of timber doors to be installed in the existing opening on the southern elevation.

#### 6. Consultations

Nettleton Parish Council – support  
Conservation Officer – objects, on grounds of harm to the Conservation Area

#### 7. Publicity

The application was advertised by site notice, press advert and neighbour consultation.

Two letters of support received from neighbours of the site

Summary of key relevant points raised:

- Improvement to the appearance of the building

- Removal of unattractive additions to the property
- Lack of impact upon neighbour amenity

## **8. Planning Considerations**

### Principle of development

The principle of residential extensions is established under Policy H8 of the adopted North Wiltshire Local Plan, although such development should be proportionate and sympathetic to the host dwelling. That the property is located within a Conservation Area and adjacent to a listed building should naturally require a correspondingly increased quality of design that conserves or enhances the setting of both. The replacement of dilapidated or otherwise harmful built fabric with a more appropriate development is supported by Policies HE1 and H8.

### Impact on the character and appearance of the Conservation Area and AONB

The extension comprises a substantial addition to what is, at present, a defined juxtaposition between original cottage and an already large rear extension, squaring off a corner of the building that is immediately visible from the footpath behind. It is accepted that the existing rear extension has a negative impact on the visual amenity of the site and its setting, mostly due to its poor state of repair, and therefore obscuring this is not considered harmful.

Although the rear extension represents a significant improvement upon the previous scheme, there remain a number of details that, it is considered, require refinement in order to coexist sympathetically as an adjunct to the dwelling. The eaves, sitting level with those of the original cottage, create an awkward shallow roof pitch and make the upper level appear overly bulky in context. Also, the extension would benefit from a small setback from both the northwest corner of the earlier extension and, in particular, the western build line of the original cottage, as this again will otherwise give the appearance of an overlarge addition and fail to recognise the evolution of the property. Likewise, the flat-roofed canopy, whilst not objectionable in principle, should be recessed in order that its form follows its apparent function as a 'link' only.

The demolition of the rear retaining wall, whilst not objectionable in itself, cannot be supported while its replacement with a suitable structure has not yet been secured (i.e. through the approval of a direct replacement or extension of the dwelling to serve the same function). Policy HE2 of the Local Plan sets out this approach.

### Impact on the privacy and amenity of existing neighbours and potential occupants

The siting and orientation of the extensions are such that it is considered that the enlarged dwelling will not incur the loss of amenity to neighbouring properties, either by way of overlooking or overbearing. The only property in sufficiently close proximity to be affected by the works, East View, is screened by the built fabric to be retained and adequately removed so as to have its amenity protected.

### Impact upon the Listed Building

Following revisions to the scheme to remove a linking section between Cyprus Cottage and the former reading room, it is considered that the setting the neighbouring Grade II-listed building, East View, will be conserved. The site at present appears confused, with little consistency in style or materials, such that the reading room alone makes any meaningful contribution to the comprehension of the designated heritage asset. No objection is raised in respect of the impact on the adjacent listed building, therefore.

### Impact on highway safety

As the proposal includes the addition of bedrooms at the property, it is necessary to consider whether the site is capable of accommodating the relevant parking requirement; in this instance

three allocated spaces. The area of loose stone to the front of the dwelling is considered adequate in this regard, providing sufficient space for three vehicles to park and turn to enter and leave the site in a forward gear. It is also worthwhile considering the impact of the proposed rear extension on the public right of way that runs to the North of the site. From the proposed works, it appears apparent that it should be possible to protect the pedestrian route in its entirety throughout the course of works and thereafter. For these reasons it is not considered likely that the proposal should result in detriment to highway safety.

### Conclusion

Despite representing a distinct improvement upon the previous submission, it is considered that the revised scheme lacks the refinement necessary to be considered acceptable in planning terms. Simply addressing the detailed recommendations set out in the second paragraph of the 'Impact on the Conservation Area and AONB' section above would overcome these concerns; however at the present time Officers are unable to support the application. As such, it is also recommended that the demolition works proposed are unacceptable, with no suitable replacement offered.

## **9. Recommendation**

### **N/12/03823/FUL**

Planning Permission be REFUSED for the following reason:

The proposed development, by reason of its disproportionate scale, massing and design, will have a detrimental effect upon both the host dwelling and its setting of the Conservation Area and the AONB. The proposal is therefore contrary to Policies C3, HE1, NE4 and H8 of the adopted North Wiltshire Local Plan 2011 and Sections 11 and 12 of the National Planning Policy Framework.

### **N/12/03824/CAC**

Conservation Area Consent be REFUSED for the following reason:

Provision has not been made for the necessary and appropriate replacement of the rear retaining wall subject of the application, contrary to Policy HE2 of the adopted North Wiltshire Local Plan 2011 and Section 12 of the National Planning Policy Framework.

