

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	23.06.2010		
Application Number	W/10/00991/FUL		
Site Address	207 Norrington Lane Broughton Gifford Wiltshire SN12 8LT		
Proposal	Removal of lean to, conservatory and garage, and addition of side extension (2 storey)		
Applicant	Mr And Mrs A Keen		
Town/Parish Council	Broughton Gifford		
Electoral Division	Melksham Without North	Unitary Member:	Mark Griffiths
Grid Ref	388401 165097		
Type of application	Full Plan		
Case Officer	Mr Philip Baker	01225 770344 Ext 5286 philip.baker@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor Griffiths has requested that this item be determined by Committee due to:

- * Visual impact upon the surrounding area
- * Relationship to adjoining properties

1. Purpose of Report

To consider the above application and to recommend that permission is not granted.

2. Main Issues

The main issues to consider are:

Visual Impact
Impact on neighbour's amenity

3. Site Description

The site lies in open countryside to the north of Broughton Gifford on the road leading to Shaw.

The property is a detached brick built house roofed with clay tiles and slates and with UPVC fenestration. A number of small extensions and outbuildings have been added in the past. The dwelling occupies a large site and the applicants farm 56.66 hectares of adjoining land

There are a number of scattered dwellings in this area but no immediate neighbours to the application site.

The application is accompanied by a design and access statement.

4. Relevant Planning History

09/00942/FUL – Refusal – 18/5/2009 – Demolition of existing lean to conservatory and garage and erection of 2 storey side extension.

5. Proposal

The proposal is to demolish the lean to extension at the side of the dwelling, a conservatory to the rear and a detached garage at the side of the dwelling and projecting forward of the front building line of the house.

These structures are to be replaced with a large two storey side extension which is to be constructed of second hand brick and clay tiles and UPVC fenestration. The proposed extension measures 6.1 metres wide, 6.3 metres deep and has a height of 6.6 metres.

6. Planning Policy

West Wiltshire District Plan 1st Alteration (2004)

C31a - Design

C38 - Nuisance

West Wiltshire Supplementary Planning Guidance (SPG) - House Alterations and Extensions – Approved 2004

7. Consultations

Town/ Parish council

Broughton Gifford Parish Council – No objections – Comments received 6/5/2010

Disappointed, that this application has already been refused.

This Parish Council supported previous application (09/00924/FUL) which was refused

Proposals would tidy up the site and the sympathetic use of materials to match existing would ensure the character of the dwelling is maintained.

8. Publicity

The application was advertised by site notice/ neighbour notification.

Expiry date: 20/4/2010

- 2 letters of support for the proposal

9. Planning Considerations

9.1 Visual Impact

An identical proposal was submitted in 2009 and was refused planning permission. A meeting has taken place involving the local division member, the applicant and his agent and the case officer. The case officer advised that the submitted scheme failed to overcome the previous reasons for refusal and sought to negotiate for a smaller extension more in keeping with the character and appearance of

the existing dwelling Following, this meeting (in April) a revised scheme has not been forthcoming and the same plans as 2009 will be considered for this application.

The SPG on House Alterations and Extensions follows on from local plan policies C31a (Design) and C38 (Nuisance). It advises that the design of new extensions should respect and be sympathetic to the host building and surrounding area in character, style, proportion and materials. The SPG continues that extensions should be subservient to the host building and not upset the form and balance of the building as a whole. It suggests that devices such as keeping ridge heights below those of the host building and setting back front walls behind the plane of the front wall of the host building could be used to achieve some of these objectives. Advice is also given in respect of the relationship between householder extensions and adjoining development.

The submitted proposal fail to follow guidance in the SPG and as a consequence the proposed extension fails to respect and be sympathetic to the host building and surrounding area in terms of character, style and proportion and is not subservient to the host building. In particular, the front wall is not set back behind the plane of the existing front wall and the roof height is not reduced below that of the existing roof. In addition the extension also projects beyond the plane of the rear wall of the host building. The proposed extension would not be subservient to the host building and would significantly alter the form of the dwelling creating a significantly and inappropriately larger building when viewed from the public highway and from the side and rear. The balance and style of the host building and its simple form would be lost to the detriment of the character and appearance of this dwelling and its rural setting. The proposals would be contrary to guidance in the SPG and to policy C31A of the West Wiltshire District Plan 1st Alteration 2004.

It is accepted that as part of this proposal, two small ground floor extensions to the dwelling are to be demolished together with a detached garage visible from the public highway. In volume these amount to half the size of the proposed extension but they are single storey structures with low roof heights and their impact on the appearance of the host building and its setting is considerably less than that of the proposed extension. It is not considered that the removal of these structures mitigates the detrimental impacts of the proposed extension

9.2 Impact on neighbour's amenity

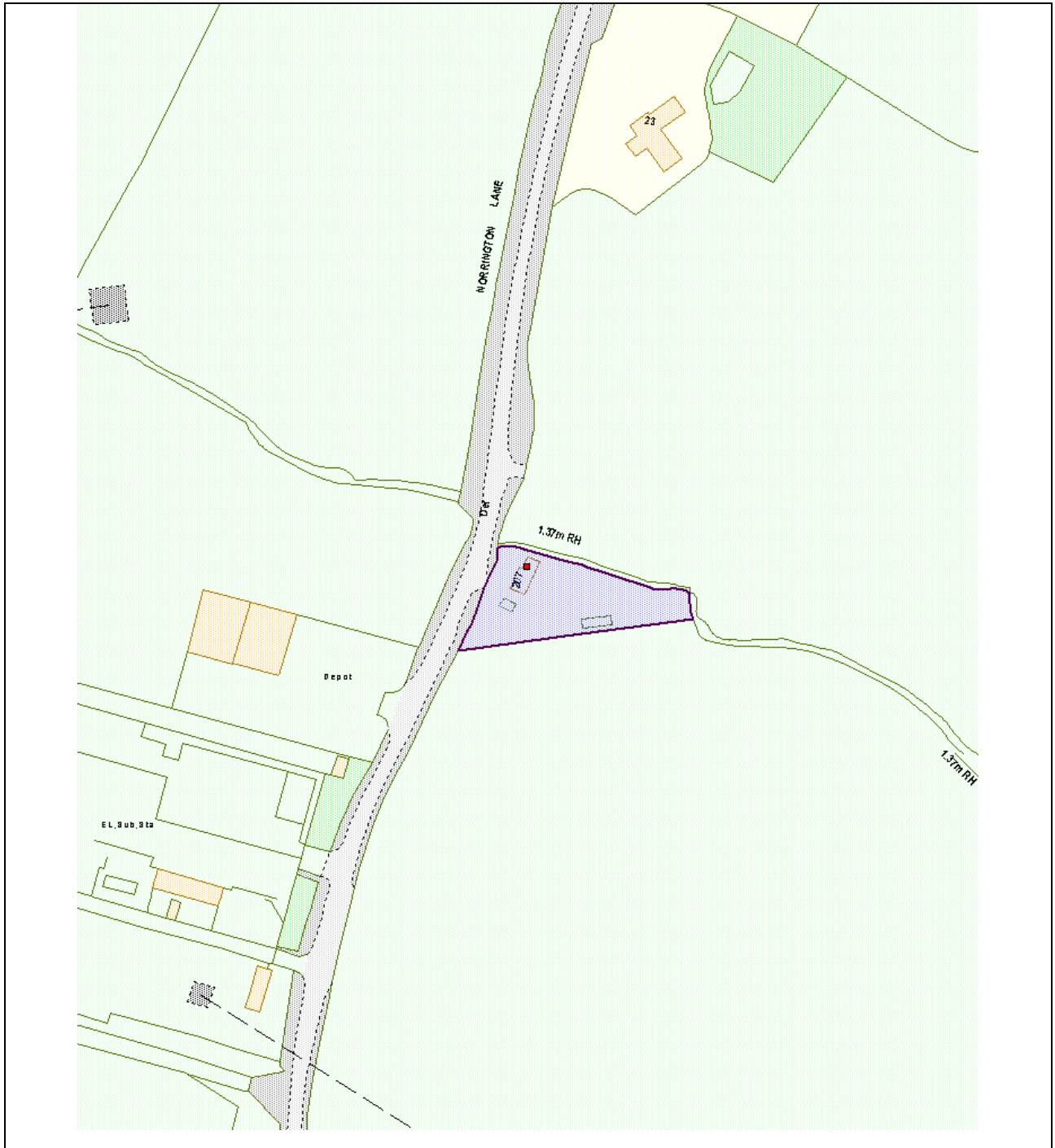
The property is set in a large plot with no immediate neighbours. The proposed two storey extension will not cause overlooking or overshadowing of any neighbouring property or loss of amenity to any neighbours.

Recommendation: Refusal

For the following reason(s):

- 1 The two-storey side extension by reason of the lack of subservience, size and bulk and poor design relationship with the host building would create an incongruous and unsympathetic addition that would be detrimental to the form balance and appearance of the host building and harmful to the rural setting of this dwelling. The application is therefore contrary to Policy C31a of the West Wiltshire District Plan 1st Alteration (2004) and to the advice contained within the Council's Supplementary Planning Guidance - House Alterations and Extensions (2004).

Appendices:	
Background Documents Used in the Preparation of this Report:	



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RELEVANT APPLICATION PLANS

Drawing : 2016/3 received on 30.03.2010
Drawing : 2016/4 received on 30.03.2010
Drawing : 2016/5 received on 30.03.2010
Drawing : 2016/6 received on 30.03.2010
Drawing : 2016/7 received on 30.03.2010
Drawing : 2018/8 received on 30.03.2010
Drawing : 2016/1 received on 30.03.2010
Drawing : 2016/2 received on 30.03.2010