

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	29 May 2013		
Application Number	N/13/00795/FUL & N/13/00870/LBC		
Site Address	8 Monks Lane, Neston, Corsham, Wiltshire SN13 9PH		
Proposal	Replacement of Garage & Outbuildings & Construction of Glazed Link		
Applicant	S Bagnall		
Town/Parish Council	Corsham Town Council		
Electoral Division	Corsham Without and Box Hill	Unitary Member	Cllr Dick Tonge
Grid Ref	387654 168157		
Type of application	Full and Listed Building Consent		
Case Officer	Chris Marsh	01249 706657	chris.marsh@wiltshire.gov.uk

Reason for the application being considered by Committee

The application is returned to Committee with a correction to the proposed materials.

1. Purpose of Report

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

A comment of 'no objection' has been received from Corsham Town Council in respect of the development.

2. Main Issues

The main issues in considering the application are:

- Principle of development
- Impact on the character and appearance of the area
- Impact on the privacy and amenity of existing neighbours and potential occupants
- Impact upon the Listed Building
- Impact on highway safety

3. Site Description

Monks Lane is a narrow road set in a semi-rural position between the villages of Neston and Gastard and is dotted with a series of historic properties, a number of which are Grade II-listed. The site is otherwise located in undesignated open countryside.

No.8 Monks Lane is a late 17thC cottage, the end of a terrace of three (now two). The building is finished in rubble stone with stone mullion windows, under a stone tile roof, and features a substantial 20thC extension to the North gable and a flat roofed addition to the rear. To the North of the cottage adjoining the highway is an open parking area, to the rear of which, lying roughly parallel to the house, is a flat-roofed, prefabricated garage with a shed alongside and connected to the side wall of the 1970s extension by a fence. Both structures are in a dilapidated condition and visible from the road and the northern end of the building from the approach along the lane, along with the associated parking area.

4. Relevant Planning History		
Application Number	Proposal	Decision
N/12/04107/FUL & N/12/04127/LBC	Replacement of Garage and Outbuildings and Construction of Glazed Link	Permitted

NB. The above permission relates solely to the garage and outbuildings, with the glazed link having been subsequently omitted from the scheme.

5. Proposal

The proposal comprises the wholesale removal of the external garage and shed and their replacement with a substantial extension, which is to be sited over the same land to the North of the dwelling. The replacement internal floorspace for the consolidated outbuildings is to be laid out over a footprint of 5.4 x 5.9m, providing a garage and separate store/workshop element, with a further partially-open log store on the South elevation of the building. A predominantly glazed linking section is to connect the garage and store to the external door on the northern gable end of the dwelling. This section is to be 2.3m in height, utilising a flat glazed roof, and will turn on acute and obtuse angles to address the space between the dwelling and garage/store, the closest elevations of which are not parallel, with an 'L' plan.

An asymmetrical pitched roof is to be used to cover the garage/store element, with a ridge height of 4.0m, dropping to 2.2m at the main eaves. Reclaimed clay double roman tiles are proposed for the roof surfaces, the northern of which is to contain a single conservation-type rooflight. Externally, the garage/store is to be clad in feather-edged timber with modest inset timber-framed windows and a pair of timber doors onto the driveway and rear and side timber doors. Conversely, the proposed 'link' section is to feature extensive glazing throughout, with an initial width of 1.2m immediately adjacent to the earlier extension turning to a span of 2.4m to address the main outbuilding element. The principal North and West elevations are to be constructed from vertical glazed panels, framed in hardwood timber and each measuring 1900 x 700mm, to be mounted on a low plinth of natural stone. Timber doors with glazing in their upper part are to be positioned at the East and West ends, with a further perpendicular route between the doorways of the existing dwelling and workshop.

The parking arrangements on site remain unchanged, for planning purposes.

6. Consultations

Corsham Town Council – no objection

Conservation Officer – objects, owing to the detrimental impact of the extension on the listed building

7. Publicity

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

No public comments have been received.

8. Planning Considerations

Principle of development

The current development plan is broadly supportive of ancillary development within the established curtilage of domestic properties, and it is agreed that the current ramshackle array of outbuildings offers an opportunity for a significant visual improvement at the site. The need for associated

storage, even in conjunction with listed buildings, is recognised and therefore no objection is raised to the principle of the consolidation of these functions.

It is noted that the original cottage has previously been extended to a substantial degree, in a relatively sympathetic manner, to provide additional living accommodation. The proposal should be considered as a connected extension to the listed building, with its associated impact tested against the relevant development plan policies.

Impact on the character and appearance of the area

Insofar as the scheme impacts on the wider surrounding area, it is considered that the proposed combined outbuilding and link have only a relatively small effect. The scale of the development in relation to the existing extension has been contained, despite a slight differential in site levels that further reduces the apparent height of the timber-clad element when viewed from the East. There is also a degree of enclosure offered by the planting to the East and northeast of the site.

The apparent visual impact of the additional fabric is therefore much more localised, and principally relates to views from the immediate northwest, west and southwest. Regard should be paid, however, to the contextual comparison between the form of the proposed additions and those of a similar function in the immediate vicinity. Neighbouring ancillary structures and outbuildings are generally very simplistic and traditional in form, often simple timber sheds and lean-to's.

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

Owing to the relative position and orientation of the proposed development, no impact of overlooking or overbearing is anticipated as a result. Whilst the linking section accommodates a strong predominance of glazing, the function of this space as a through-route and non-habitable room will ensure that no meaningful impact on amenity is likely.

Impact upon the Listed Building

The appropriately understated proportions and detailing of the consolidated outbuilding are, unfortunately, undermined in the current scheme by the awkward form of the linking section, which not only introduces an alien design in the form of extensive 'box' glazing, but bears no resemblance to the design palette of the garage/store, host dwelling or surrounding area.

Whilst the earlier application maintained a suitable separation, both in physical and functional terms, between modest outbuilding and listed dwelling, it is highly likely that the development now proposed would become more 'domestic' in its use. This would fundamentally change the relationship and proportion of the listed building, to the detriment of the heritage asset and contrary to policy contained in the development framework.

It is considered that, unlike the previously-approved scheme that was subject to extensive negotiation at the time, the proposed 'link' extension would unduly detract from the character, appearance and setting of the listed building without offering any significant benefit.

Impact on highway safety

It is not considered that the proposed development will have any significant impact upon highway safety. The existing access and parking arrangements are to be replaced on a largely like-for-like basis.

Conclusion

Unlike the previously-approved scheme, the proposal amounts to a substantial extension to the listed building, rather than a straightforward consolidation of outbuildings, such that would detrimentally alter the character and appearance of the dwelling and its setting.

9. Recommendations

N/13/00795/FUL

Planning Permission be REFUSED for the following reason:

The proposed development, by reason of its siting, scale, massing, design and materials, will fail to conserve or enhance the character or appearance of the listed building and its setting and therefore fails to accord with Policies C3, HE4 and H8 of the adopted North Wiltshire Local Plan 2011 and Sections 7 and 12 of the National Planning Policy Framework.

N/13/00870/LBC

Listed Building Consent be REFUSED for the following reason:

The proposed works, by reason of their siting, scale, massing, design and materials, will have a detrimental impact on the listed building and its setting contrary to the provisions of The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

