

## REPORT TO THE SOUTHERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	25 <sup>th</sup> July 2013
<b>Application Number</b>	13/00208/FUL
<b>Site Address</b>	1 Beckford Cottages Hindon Wiltshire SP3 6ED
<b>Proposal</b>	The carrying out of alterations and the construction of a first floor rear extension
<b>Applicant</b>	Ms C M Leatham
<b>Town/Parish Council</b>	Hindon
<b>Grid Ref</b>	391247 132677
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Steven Banks

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### Reason for the application being considered by Committee

Cllr Wayman has requested the consideration of this planning application at a Planning Committee, her reasons are because the applicant requires the additional accommodation and the proposal has the support of the Parish Council.

### 1. Purpose of report

To consider the above application and the recommendation of the Area Development Manager that planning permission be **REFUSED** with reasons.

### 2. Report summary

The main considerations which are considered to be material in the determination of this application are listed below:

1. The principle of development
2. The impact that the proposal would have on the character and appearance of the area immediately surrounding the proposal and the character and setting of the listed building which is the subject of this application
3. The impact that the proposal would have on the amenity of the occupiers of the nearest properties

### 3. Site Description

This application relates to a mid-terraced white rendered and natural stone grade II listed dwelling, under a red clay tile roof, which is located in the southern part of Hindon. The proposal site falls within the Hindon Housing Policy Boundary, Hindon Conservation Area and the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

#### 4. Relevant Planning History

S/2003/0588/FULL	The construction of hipped roofs over existing dormer windows	Approved	14/03/03
S/2003/0589/LBC	The construction of hipped roofs over existing dormer windows	Approved	20/05/03
S/2004/0848/LBC	The blocking up of a kitchen door due to the construction of an extension on the rear elevation of the Village Hall	Approved	01/06/04
S/2004/0995/FULL	The carrying out of dining room alterations and a patio extension	Approved	04/05/04
S/2004/0996/LBC	The carrying out of dining room alterations and a patio extension	Approved	25/06/04
S/2003/1208/LBC	The formation of a bathroom at second floor level, the removal of a WC at ground floor level, the removal of a wall and remove one window, raise the cill of one window and insert an air vent in an external ground floor wall	Approved	17/07/03
S/2012/0767/LBC	The construction of a first floor rear extension	Refused	18/07/12
S/2012/766/FULL	The construction of a first floor rear extension	Refused	18/07/12
S/2012/1192/LBC	The construction of a first floor rear extension	Refused	11/10/12
S/2012/1191/FULL	The construction of a first floor rear extension	Refused	11/10/12

#### 5. Proposal

Planning permission is sought for the construction of a rear extension at first floor level. It is proposed that the extension would include a bathroom and bedroom/morning room.

#### 6. Planning Policy

Salisbury District Local Plan saved policies (which are 'saved' policies of the adopted South Wiltshire Core Strategy):

H16: Housing Policy Boundaries

G2: General criteria for development

D3: Extensions

C5: Small scale development proposals within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty

CN8: Development within Conservation Areas

CN11: Development affecting views from and into Conservation Areas

CN3: Development, including extensions or other alterations, which would in any manner

affect the character or setting of a listed building

Supplementary planning guidance: Creating Places (2006)

National Planning Policy Framework: Paragraph 134

## **7. Consultations**

Hindon Parish Council, in their consultation response, expressed their support for the proposal.

Salisbury Civic Society, in their consultation response, considered that the proposal would harm the character of the listed building, which is the subject of this application, and expressed their objection to the proposal.

Wiltshire Council's Conservation officer, considered that the proposal would harm the character of the listed building, which is the subject of this application, and expressed objection to the proposal.

## **8. Publicity**

This application was advertised through the use of a site notice, press notice and letters of consultation.

One additional letter of objection to the application has been received objecting to the application which whilst expressing sympathy for the applicants needs, questions whether this is a good reason for granting planning permission.

Considers that a two storey flat roofed extension does not echo the Georgian architecture of the main building

Queries whether the main roof of the building remains visible and unaffected by the new extension.

Considers that the fact that alterations have been made in the past to the building does not justify the present proposal.

The proposed extension is not modest and will cover up most of the historic rear wall and possibly the rear roof.

## **9. Planning Considerations**

### *9.1 The principle of development*

Policy H16 of the Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy) permits small scale development within certain Housing Policy Boundaries, including the Housing Policy Boundary of Hindon, subject to the proposed development not conflicting with other policies of the Local Plan.

Therefore, policy H16 of the Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy) accepts the principle of development subject to it not conflicting with the policies of the Local Plan.

The proposal falls within the Housing Policy Boundary of Hindon. Therefore, the principle of development is accepted.

The following parts of this report assess the proposal against other relevant policies of the Local Plan.

*9.2 The impact that the proposal would have on the character and appearance of the area immediately surrounding the proposal and the character and setting of the listed building which is the subject of this application*

Saved policies D3, C5, CN8, CN11, CN3 and G2 of the Salisbury District Local Plan (which are 'saved' policies of the adopted South Wiltshire Core Strategy) are considered to be the relevant policies of the Local Plan with which to assess the impact of the proposal, on the character and appearance of the dwelling and the immediate area.

Saved policy D3 of the Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy) permits extensions to existing properties or the development of ancillary buildings within their curtilages subject to the works being compatible with the existing property, the street scene and the landscape framework. Part of part (iv) of saved policy G2 of the Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy) states that new development will be considered against its respect for existing beneficial landscape and architectural features. Saved policy C5 of the Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy) permits development within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty which would be sympathetic with the landscape. Saved policy CN8 of the Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy) permits development which would preserve or enhance the existing character of the Conservation Area concerned. Saved policy CN11 of the Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy) permits development which would safeguard views from and into Conservation Areas and saved policy CN3 of the Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy) permits extensions or other alterations which would affect the character or setting of a listed building subject to the work respecting the character of the listed building.

The Supplementary Planning Guidance Creating Places and paragraph 134 of the National Planning Policy Framework (NPPF) are considered to be relevant in the assessment of the impact of the proposal on the character and setting of the listed building which is the subject of this application.

In the Supplementary Planning Guidance Creating Places it is stated that, "Flat roof extensions will not normally be allowed as they represent a crude and harmful addition to most buildings" however it is also stated in paragraph 134 of the NPPF that, "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal..."

The following considerations are based primarily on the material submitted by Wiltshire Council's Conservation Department.

It is proposed to construct a first floor rear extension and to carry out associated alterations such as the removal of two first floor rear windows and the masonry surrounding the windows. It is considered that the remaining rear wall and roof, of the dwelling which is the subject of this application provide a sense of the scale of the building and make an important contribution to the setting of the rear of the terrace of which the dwelling forms part. The construction of the first floor extension, in a position which is forward of the existing wall, would lead to a loss of the sense of the original scale of the building when viewed externally. This loss would harm the character of the listed building and the setting of the rear of the terrace of which the dwelling forms part. The first floor bedroom currently has a window which faces north west and a window which faces south east. Internally this creates a sense of the scale of the building. The proposed first floor rear extension would remove this characteristic feature and would introduce a room which would not have a window at either end of the room. Internally, the sense of the historic scale of the building would be lost. This would be harmful to the character of the listed building. The size of the proposed first floor extension combined with the size of the existing ground floor extension would significantly increase the size of the dwelling. This cumulative increase in the size of the dwelling would result in a loss of and harm to the character of the listed building. A flat roof, which it appears, would cut into the historic roof of the host dwelling, is proposed for the first floor rear extension. It is considered that the proposed flat roof would represent a crude addition to the listed building which would detract from the character of the listed building and the impact of the proposed roof cutting into the historic roof would harm the historic fabric of the listed building.

As established above, it is considered that the proposal would cause harm to the character of the listed building. Harm to listed buildings can be considered to be acceptable where public benefits are considered to outweigh the harm caused to the character of the listed building. A public benefit which would result from the proposal has not been identified.

It is further considered that the harm caused to the character and setting of the listed building would, in turn, detract from the character, of the affected part, of the Hindon Conservation Area.

The proposal is therefore considered to be contrary to saved policies H16, G2, CN8, CN11, C5, D3 and CN3 of the Salisbury District Local Plan (which are 'saved' policies of the adopted South Wiltshire Core Strategy), the Supplementary planning guidance Creating Places and Paragraph 134 of the National Planning Policy Framework.

### *9.3 The impact that the proposal would have on the amenity of the occupiers of the nearest properties*

Part (vi) of saved policy G2 of the Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy) states that new development will be considered against the avoidance of unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings or uses to the detriment of existing occupiers.

Direct views of the occupiers' land and oblique views of land belonging to number 2 Beckford Cottages are currently possible from the existing windows in the rear elevation of the host building. Direct views of the occupiers' land and oblique views of land belonging to number 2 Beckford Cottages would be possible from the windows in the proposal. An accepted characteristic of residential development is the existence of oblique views of land not belonging to the occupier of a property. It is therefore considered that the residential

amenity of the occupiers of the properties which are nearest to the proposal would not be harmed through a significant increase in any overlooking.

The proposed structure, by reason of its size, in terms of its height, width and depth, and the separation distance between the structure and the nearest properties would not result in an unduly harmful increase in any overshadowing or overbearing effect which would be to the detriment of the existing occupiers of the nearest properties.

The proposal is therefore considered to be in accordance with Part (vi) of saved policy G2 of the Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy).

## **10. Conclusion**

The proposed extension, by reason of its positioning, which would lead to the loss of historic fabric and the sense of the scale of the building, and its size and design, would harm the character and setting of the listed building and, in turn, the character of Hindon Conservation Area. A public benefit which would outweigh the harm caused to the listed building has not been identified. The proposal is therefore considered to be contrary to saved policies H16, G2, CN8, CN11, C5, D3 and CN3 of the Salisbury District Local Plan (which are 'saved' policies of the adopted South Wiltshire Core Strategy), the Supplementary planning guidance Creating Places and Paragraph 134 of the National Planning Policy Framework.

## **11. Recommendation**

**Planning Permission be REFUSED for the following reason:**

The proposed extension, by reason of its positioning, which would lead to the loss of historic fabric and the sense of the scale of the building, and its size and design, would harm the character and setting of the listed building and, in turn, the character of Hindon Conservation Area. A public benefit which would outweigh the harm caused to the listed building has not been identified. The proposal is therefore considered to be contrary to saved policies H16, G2, CN8, CN11, C5, D3 and CN3 of the Salisbury District Local Plan (which are 'saved' policies of the adopted South Wiltshire Core Strategy), the Supplementary planning guidance Creating Places and Paragraph 134 of the National Planning Policy Framework.