

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	4th December 2013		
Application Number	N/13/02453/FUL		
Site Address	Woodman's Cottage Bowden Hill Lacock SN15 2PW		
Proposal	Two Storey Extension		
Applicant	Mr A Gill		
Town/Parish Council	Lacock		
Electoral Division	Corsham Without & Box Hill	Unitary Member	Cllr R Tonge
Grid Ref	392966 168202		
Type of application	FULL		
Case Officer	Lisa Davis	01249 706522	lisa.davis@wiltshire.gov.uk

Reason for the application being considered by Committee

Called in by Cllr Tonge for committee to consider the impact of the proposal on the area and neighbour amenity

1. Purpose of Report

To consider the above application and to recommend that planning permission be REFUSED
The application has attracted objections from 1 household

2. Main Issues

- Principle of development Policies C3, H8 and HE1 of the adopted North Wiltshire Local Plan 2011 and Section 7 of the National Planning Policy Framework
- Impact on the host building
- Impact on the Conservation Area
- Affect on the privacy and amenity of existing neighbours and potential occupants
- Highway safety/ parking provision

3. Site Description

Woodman's Cottage is a substantially extended, detached property set in open countryside on the edge of Bowden Hill, Lacock. It is located within the Bowden Hill Conservation Area, which includes the nearby National Trust-managed Bowden Common. The property, as existing forms an L-shaped footprint. The original cottage runs along an east-west axis, having been extended to the west, with a substantial later rear wing. A large conservatory has also been erected alongside the extension, along with an associated raised terrace/ patio as the ground slopes away to this aspect. There is a large area to the south of the dwelling, on the western side of which a number of outbuildings have been erected, and a further garden to the north, backing onto open countryside that slopes gently away. The property has been altered extensively to the rear, such as this

elevation does not remotely resemble the original. The front elevation, facing south over the Common however remains relatively intact, retaining significant character.

4. Relevant Planning History		
Application Number	Proposal	Decision
12/00667/FUL	Removal of existing conservatory and erection of a two storey extension	Refused/ Appeal dismissed
09/01017/FUL	Workshop, garage and retrospective application for store	Permitted
09/00568/FUL	Carriage house workshop and garage	Withdrawn

5. Proposal

The proposal follows a previous application for a two storey rear extension which was refused and subsequently dismissed at appeal. Permission is sought for the erection of a part two storey, part single storey extension to the side and rear following the removal of the existing conservatory. The proposed extensions would be set down from the host building with half dormer window detailing to the principal elevation.

6. Consultations

Lacock Parish Council- raised no objection

Highways- raised no objection

National Trust- confirmed that they own Bowden Common and that the owners of Woodman's Cottage have the right to access their property along the gravel track across the Common. Although no objection was raised, they raised concern that the proposed extension should not result in more than one dwelling being created resulting in additional traffic coming and going along the track.

Rights of Way- raised no objection

7. Publicity

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

1 household has objected

Summary of the key relevant points raised:

- Overdevelopment of the site

8. Planning Considerations

Principle of development

The proposal is for a residential extension within the Conservation Area and as such has been considered in relation to Policies C3 (Development Control Policy), H8 (Residential Extensions) and HE1 (Development in Conservation Areas) of the adopted North Wiltshire Local Plan 2011. These policies allow for household extensions provided that the proposal meets the criteria set out.

Impact on the host building

The main issue is the effect that the proposed development would have on the character and appearance of the existing dwelling and the surrounding area. The Inspector decided that the previous application, for a large two storey extension to the rear, would have a harmful impact on Woodman's Cottage and would be detrimental to the Bowden Hill Conservation Area. This application, in comparison proposes an extension which is reduced in scale to the rear but extends the property further to the side at two storey level.

Policies C3 and H8 indicate, amongst other things that proposals for extensions should be in keeping with the host building in terms of scale, form materials and details. Furthermore, development should respect the local character and distinctiveness of the area with regard to amongst other things design, size, scale, and massing.

The property has been substantially extended in the past and the proposal involves a further extension to the side and rear. The existing extension to the side is set down from the ridge and retains the character of the original cottage. Whilst it is accepted that the proposed extensions to side and rear would also be set down in relation to the ridge of the host building, it is considered that the additional built form would detract from the character of the existing cottage, particularly when viewed from the front. The proposed extensions to the rear, whilst not as deep as the previous submission, and with a small single storey element further obscure the original characteristics of the building to this rear aspect.

Whilst it is acknowledged that the proposed extension differs in design from that of the previous application, it is considered the impact of the proposal on the character of the host building remains as harmful.

Impact on the character and appearance of the Conservation Area

Policy HE1 indicates that proposals for development should preserve or enhance the character or appearance of the area. In the appeal decision of the 18th June 2013 the Inspector recognized that the retention of aspects of the building's original appearance was an important and attractive feature of its current form, which in turn makes a significant contribution to the character of the Bowden Hill Conservation Area.

The existing cottage, although previously extended and with additional outbuildings has retained its character and sits comfortably within the plot, countryside and Conservation Area in which it is located. The cumulative impact of the proposed extension, along with the substantial extensions that have already taken place would erode one of the last remaining features reflecting the original character of the existing cottage to the rear and also to the front and the most publicly visible elevation.

It is worthwhile to note that the previous application did not propose an addition to the side nevertheless, the Inspector considered the proposal to be harmful to both the host building and area in general. The extension now proposed to the rear remains significant in scale, despite its reduction compared to the previous submission. It is considered that the additional bulk and

massing of the development does not overcome the previous reasons for refusal and subsequent appeal dismissal.

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

The property is located away from neighbouring residential properties and no unacceptable harm in this regard is anticipated.

Affect on Highway safety/ parking

The property sits within a substantial plot with adequate parking and turning space in relation to the size of dwelling. Highways have raised no objection to the proposal.

9. Conclusion

It is acknowledged that the existing plot and building is already large, however the original character of the cottage and its setting within the Conservation Area is currently retained. Whilst the extension when considered independently is relatively modest, the cumulative impact of the proposal along with the existing development that has already taken place, represents an overdevelopment of the existing dwelling which detracts from the remaining character and appearance of the original cottage and the Conservation Area in which it is located. The proposal is considered to have a detrimental impact upon the character and appearance on the host building and the Bowden Hill Conservation Area appearing prominent within the countryside, where it currently sits in harmony.

10. Recommendation

Planning permission be REFUSED for the following reason:

1. When assessed in conjunction with the already substantially extended property, the additional massing is considered excessive and will detrimentally alter the appearance of the original building and its setting within the Bowden Hill Conservation Area. It is therefore considered contrary to the aims of policies C3, HE1 and H8 of the North Wiltshire Local Plan 2011 and Section 7 of the National Planning Policy Framework 2012.

