

Date of Meeting	5 th December 2013
Application Number	13/03941/FUL
Site Address	Brow Cottage, Broad Hinton, Swindon SN4 9PF
Proposal	Erection of two storey extension to replace existing single storey extensions
Applicant	Ms Sarah Wills
Town/Parish Council	BROAD HINTON
Grid Ref	411205 176568
Type of application	Full Planning
Case Officer	Ruaridh O'Donoghue

Reason for the application being considered by Committee:

This application is brought to committee at the request of the division member, Councillor Milton.

1. Purpose of Report

To consider the recommendation that the application be refused planning permission.

2. Report Summary

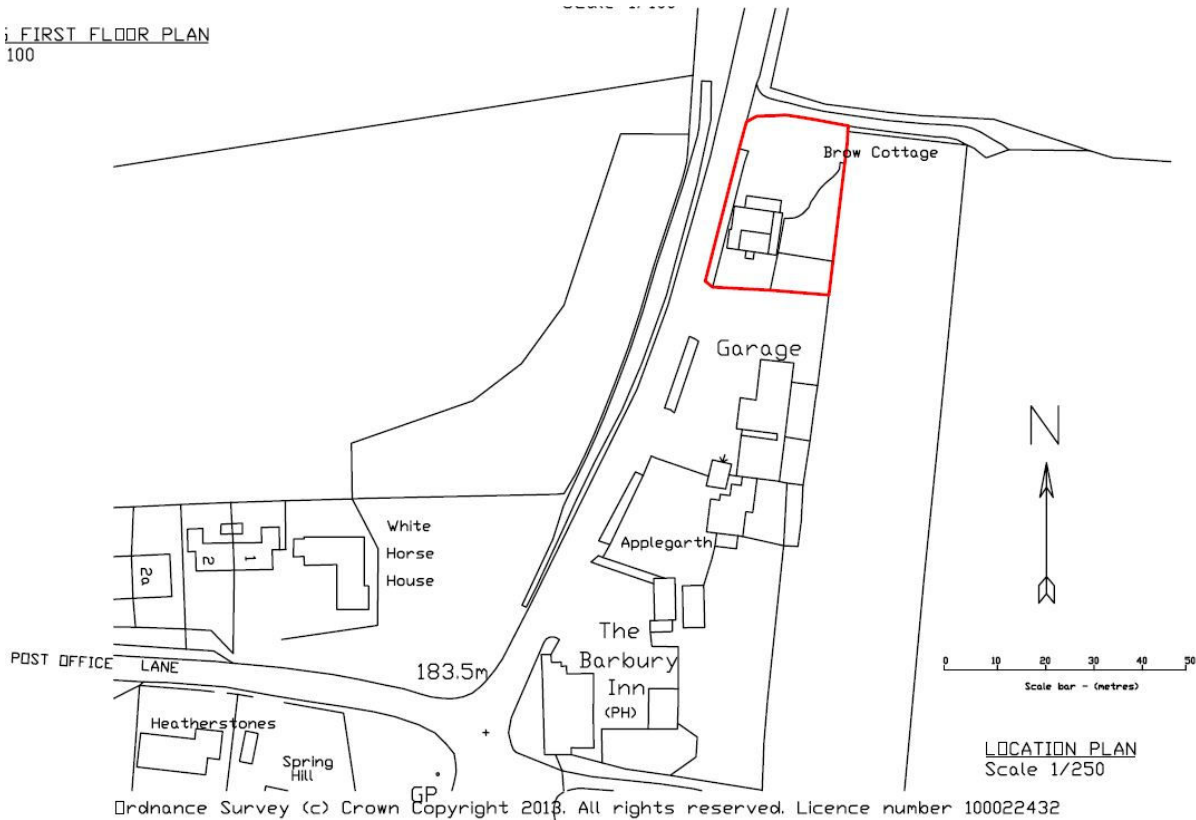
The key issues for consideration are as follows:

- Whether the height, scale and design of the extension is acceptable in the context of the host dwelling.
- Whether the extension would adversely impact upon the landscape character of the North Wessex Downs Area of Outstanding Natural Beauty (AONB).
- Whether the scheme would have an adverse impact on neighbour amenity.

3. Site Description

The application relates to Brow Cottage, which is a detached thatched dwelling occupying a countryside location beyond the defined Limits of Development for Broad Hinton. When heading along the A4361 in a northerly direction towards Swindon, it is necessary to continue just beyond the second of the two left-hand turnings into Broad Hinton (Post Office Lane). The application site can be seen on the right-hand side of the road, just beyond Broad Hinton Garage.

Brows Cottage is the last property on the right-hand side of the road for some distance. To the north and east of the site lie open agricultural fields, to the south lies the garage and to the west lies the A4361. Brow Cottage is a modest property with numerous single-storey flat roofed extensions on 3 sides. Its curtilage is bounded by a mixture of natural vegetation and brick walling. The site and its surroundings lie within the North Wessex Downs Area of Outstanding Natural Beauty (AONB).



View from the South of the site (Google street view ©)

4. Planning History

There is no relevant planning history relating to the site.

5. The Proposal

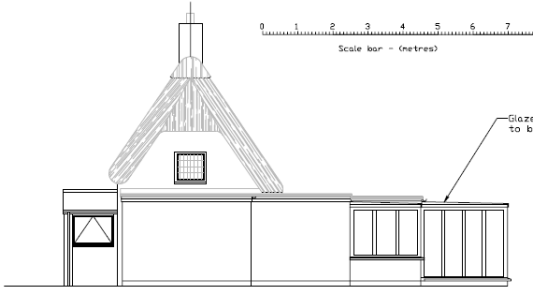
The application proposes the erection of a two-storey extension to replace the existing single-storey additions, which would have a ridge height of 8.1 metres. The ridge height of the host dwelling is 6.5 metres. The extension would feature a steeply pitched roof, a low eaves height and a link at first-floor level. A stainless steel flue is proposed on the roadside elevation. The proposed materials would include painted render and a slate roof.



Existing Southern Elevation



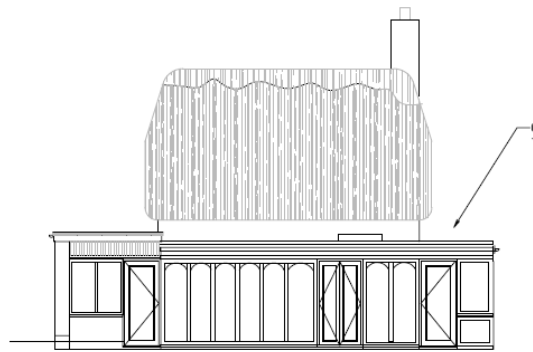
Proposed Southern Elevation



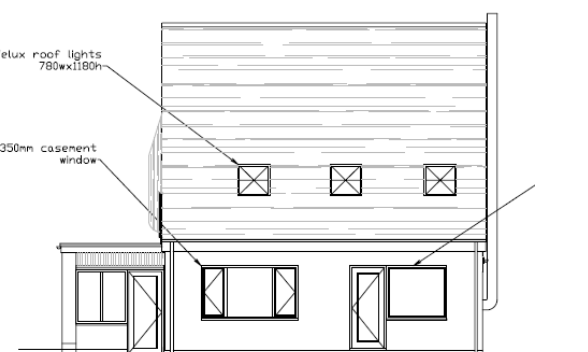
Existing Eastern Elevation



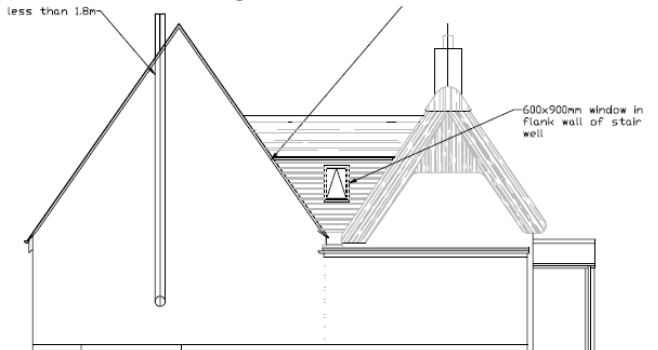
Proposed Eastern Elevation



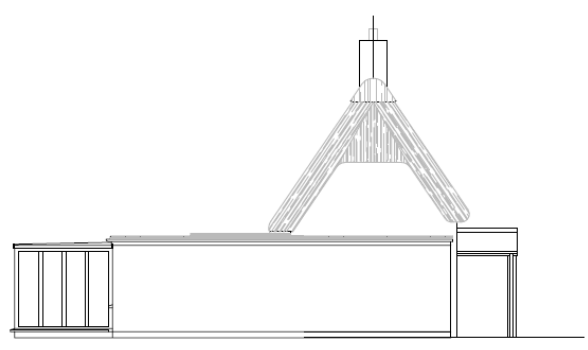
Existing Northern Elevation



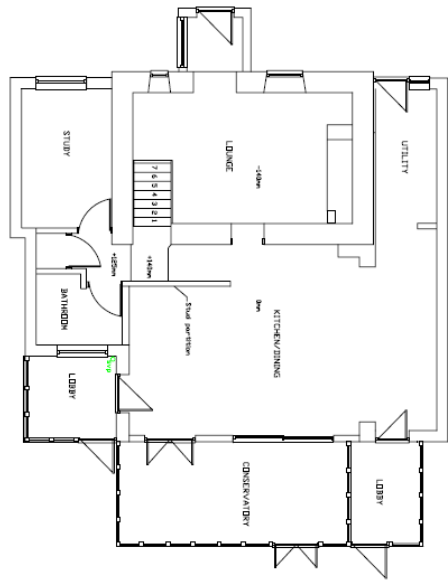
Proposed Northern Elevation



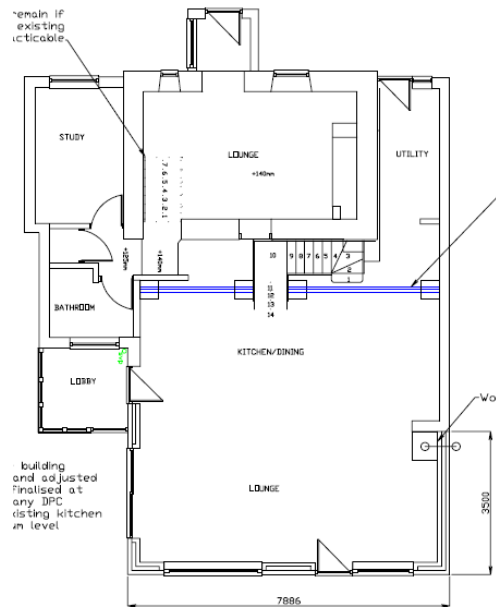
Proposed Western (Roadside) Elevation



Existing Western (Roadside) Elevation



Existing Ground Floor Plan



Proposed Ground Floor Plan

6. Planning Policy

Kennet Local Plan 2011 – Householder extensions are assessed against policy PD1 (general development principles). Additionally, Policy NR7 (protection of the landscape) is applicable as the site lies within the AONB.

Wiltshire Core Strategy Pre-Submission Document 2012 – Applicable policies are Core Policy 57 - Ensuring high quality design and place shaping and Core Policy 51 – Landscape.

In due course the Wiltshire Core Strategy (WCS) will replace the Kennet Local Plan as the statutory local plan for the East Wiltshire area. The Wiltshire Core Strategy Pre-Submission Document went out to public consultation in February 2012 and the WCS was presented for examination in July 2012. The inspector's report is currently awaited and the WCS is not expected to be adopted until summer 2014. The policies in the WCS do not, therefore, yet carry full weight when making planning decisions.

Relevant central government planning policy is set out in The National Planning Policy Framework 2012, in particular Section 7, Requiring Good Design and Section 11, Conserving and Enhancing the Natural Environment.

7. Consultations

Broad Hinton Parish Council:

There is a concern about the height of the proposed extension in relation to the existing property. However, the extension will not overlook neighbour's property.

8. Publicity

The application has been advertised by way of a site notice and consultations with the neighbours and the parish council.

The CPRE has objected to the application for the following reasons:

- Brow Cottage lies within the North Wessex Downs AONB where it is to be expected that any new extension should respect the character of the historic unlisted cottage which is a part of the cultural heritage of the AONB.
- Improvements to Brow Cottage would be welcomed, however, it is considered that the proposed works, substantially embracing the footprint of current single storey additions by construction of a two-storey extension to the original thatched cottage, would not respect the historic character and appearance of the cottage. The two-story new-build would dominate the small cottage and appear out of scale with it, conflicting particularly with Kennet Local Plan Policy PD1 and in particular B2 and B8.
- It is hoped that the Council will ask the applicant to reconsider the design of the extension, so that it appears to be more in sympathy and scale with the original cottage, along the lines of the Broad Town example shown in the Planning, Design and Access Statement accompanying the application.

9. Planning Considerations

Design

The original thatched cottage is very modest in size and has been extended significantly by single storey flat roof additions that have engulfed the property already. It also occupies a highly prominent roadside location. The proposed extension would further increase the footprint of the dwelling (existing around 106m² vs proposed around 115m²) and its ridge height would be significantly taller than that of the host dwelling. At 8.1 metres, it would be approximately 1.6 metres taller. The subsequent bulk and mass of the two storey extension would give the appearance of an overly dominant form of development that does not compliment or enhance the existing dwelling.

Consideration B(2) of Policy PD1 requires the Council to have regard to the scale, height and massing of a development in order to achieve a high standard of design. Proposals should aim to demonstrate how they respect, complement or enhance the existing built form which, in this case, would be the host dwelling. The proposal fails to adequately address this issue as it cannot be described as subservient to the modestly proportioned host dwelling.

Furthermore, the design is not considered to be of sufficiently high quality for the following key reasons:

- The steep roof and low eaves would be visually incongruous in the context of the modest traditionally proportioned thatched property.
- An awkward roof junction would be created between the existing thatched roof and the linked extension with sections of undesirable flat roofing incorporated.
- The proposed elevational treatment would be at odds with that of the host dwelling.
- The large stainless steel flue would be extremely prominent due to the materials proposed and its proposed positioning on the roadside elevation.

Impact upon the landscape character and visual qualities of the AONB

The application site lies within the AONB and therefore consideration needs to be given to its landscape character and visual qualities, thus ensuring that any development does not cause material harm to it. Policy NR7 seeks to protect or enhance the character and quality of the environment and where proposals are outside the Defined Limits of Development (as is the case

here) they will not be permitted if they are likely to have an adverse impact upon the landscape. This is followed through to Core Policy 51 in the Wiltshire Core Strategy Pre-Submission Document.

The property's prominent roadside location and the fact that it borders open agricultural fields means that the proposal would have a detrimental impact upon the landscape and visual character of the AONB. This impact particularly relates to the first storey element as its height and scale would not be commensurate with the host dwelling and would fail to respect its historic character. The resultant poor design would be harmful to the visual amenities of the surrounding area and would make the overall property far more visible within its landscape setting. While this impact may be limited to a couple of hundred metres around Brow Cottage and this may only represent a small part of the AONB, the protection of its landscape character and visual qualities is dependent on a myriad of decisions on minor as well as major developments which have the potential to cumulatively conserve or destroy its natural beauty. It is only by attention to the 'small' matters that the qualities of the AONB which justified its designation in the first place can be protected in the long term.

Impact upon neighbour amenity

No neighbours stand to be affected by the development given the relatively isolated position of the property. In addition to the above, no letters of objection have been received from the occupiers of neighbouring properties.

10. Conclusion

Officers consider that the proposed development would be materially harmful because it has failed to address the considerations of Policy PD1 of the Kennet Local Plan and Core Policy 57 of the Wiltshire Core Strategy Pre-Submission Document, which seek to ensure a high standard in all new development, notably, the scale, height and design of the proposed development in relation to the host dwelling. Furthermore, by reason of the size of the extension and its substandard design, the proposed extension would appear far more visible within its landscape setting than at present, thus causing material harm to the AONB. As such, the proposal is also contrary to Kennet Local Plan policy NR7 and Core Policy 51 in the Wiltshire Core Strategy Pre-Submission Document.

RECOMMENDATION

That planning permission be **REFUSED** for the following reason:

- 1 The extension, by reason of its height, scale and design, would appear as an overly dominant and incongruous addition to the host dwelling, to the detriment of its character and appearance. Furthermore, by virtue of this fact, the proposed development would also have a materially harmful impact upon the landscape character and visual qualities of the North Wessex Downs Area of Outstanding Natural Beauty. It would therefore be contrary to saved policies PD1 and NR7 of the Kennet Local Plan 2011 and Core Policies 51 and 57 of the Wiltshire Core Strategy Pre-Submission Document, February 2012.