

Date of Meeting	19 th March 2015
Application Number	14/11591/FUL
Site Address	22 Cholderton, Salisbury, SP4 0DL
Proposal	Single storey rear extension
Applicant	Mr & Mrs A Minting
Town/Parish Council	Cholderton
Ward	Bulford Allington and Figheldean
Grid Ref	422619 142223
Type of application	Full Planning
Case Officer	Matthew Legge

Reason for the application being considered by Committee:

Scale of development, relationship to neighbours and design, scale and height

The Area Development Manager in considering the 'call in' of the FULL application has directed the LBC application to the Planning Committee.

1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager (South) that planning permission be **Granted** subject to conditions.

2. Report Summary

The proposed single storey rear kitchen extension and link is not judged to result in any demonstrable harm to the character or setting of the application's grade II listed building or the setting of the neighbouring listed buildings. The proposed development being to the rear of the application dwelling and of a single storey massing is not considered to result in any notable impact to the existing character and appearance of the wider conservation area and no undue harm to the amenity of neighbouring dwellings.

3. Site Description

The application dwelling is a Grade II Listed semi detached dwelling which is located within the Cholderton Conservation Area. The application site is located within the policy defined open countryside.

4. Planning History

S/2008/1451/LBC: Internal alterations, addition of first floor window to rear (east) elevation, repairs to garden shed. AC

S/2007/1262: Residential extension and alterations. WD

S/2007/1724/LBC: Proposed internal alterations & extension to form 3 bedroom house with detached single garage. AC

S/2007/1723/FUL: Proposed extension and single garage. AC

5. The Proposal

The applications proposed the construction of a linked single storey extension. The extension itself is to be set parallel to the main range and clad in timber, with a hipped, tiled roof. It will be attached to the house via the existing, slightly remodelled, rear lean-to.

6. Local Planning Policy

Adopted policies; C6 as saved within Appendix D of the adopted Wiltshire Core Strategy.

Wiltshire Core Strategy: CP1 (Settlement Boundary), CP2 (Delivery Strategy), CP51 (Landscape), CP57 (Design), CP58 (Conservation)

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

7. Summary of consultation responses

Parish Meeting – No comment

WC Conservation – *Comments to amended scheme:* No objection

8. Publicity

4 letters of representation objection (3 households):

- Adverse impact on the character of the Listed building.
- Inappropriate use of aluminium gutters.
- Depth of Building and loss of light to adjoining properties.
- Development near to existing and historic sewage.
- *“The overall dimensions of the proposed building seem to me to be out of proportion with the existing historic fabric.”*

3 letters of objection (2 households) in response to amended plans:

- *“The reduction in height as a result of a change in pitch has little impact on the overall dimensions of the extension. It remains out of proportion to the existing property and will still have a detrimental impact on the surrounding properties”*

9. Planning Considerations

The main issues to consider are:

Design, scale and siting
Impact on character of listed building
Character of the Conservation Area
Neighbour amenity

10. Assessment

Impact on character of listed building and the of the Conservation Area

The Conservation Officer comments *“The house is an early nineteenth century cottage, one of a row constructed in brick with a tiled roof and blue, vitrified, brick dressings. To the rear, a row of outbuildings of similar date form an attractive feature.*

The end terrace in question has been substantially altered by the addition of an early twentieth century single bay addition in contrasting style and form, inspired by the Arts and Crafts movement, and the replacement of the earlier small paned windows. Further alteration takes the form of front and rear lean-to porch additions and a 1970s garden room. The various additions are not of significant quality in themselves and, although the C20 extension has some interest as evidence of a wealthy period for the estate and in reflecting a growing national interest in design, they do not form part of the special interest of the building. To the rear in particular, the character of the cottage has been significantly degraded.

The remaining special interest of the building lies largely with its contribution to the interest of the row and with the use of typical vernacular materials and form in the original cottage and outbuilding, which contribute to an attractive frontage and to the cumulative interest of the group. The group as a whole, with their outbuildings, make a significant contribution to the wider village setting.”

This application has received a number of objections from neighbouring dwellings. The neighbouring objections can be summarised into three main points, the impact the setting of the listed building, impact on neighbouring amenity and impact on the wider Conservation Area.

In considering the application the Conservation Officer has provided the following comment to the amended plans which directly relate to the conservation issues: *“The application documents have been amended to include a heritage impact assessment which provides an evaluation of the building’s special interest and assessment of the impact of the proposed works. On the whole it is agreed that this documents provides an accurate reflection of the situation. In addition a modest reduction in the scale, roof pitch, and consequently, ridge height of the extension have been negotiated, which result in a reduction in its visual impact.*

There will be no impact on historic fabric as the extension is set away from the house and attaches to an existing modern extension. Given the reduced contribution that the rear elevation of the building makes to its special interest the additional visual impact of the new structure on this will be limited and the main issues would appear to be in respect of the relationship between house and outbuilding and on the setting of the remainder of the row.

The new structure will be slightly taller than the existing flat-roofed extension and, in this respect and location, will create some limited additional interruption in the relationship between this house and its outbuilding, although the general link between the row as a whole and its set of rear outbuildings will be largely unchanged. However, any harm caused will be offset by the positive benefits accruing from the removal and replacement of the poor quality 1970s structure with a new structure in more appropriate traditional materials and form which will also improve the facilities available within the house, supporting it long term viability.

The proposed extension will be slightly taller than existing but the hipped form ensures that the visual impact from the rear of the neighbouring garden will be limited and offset by the improvement in materials and design, which will appear more traditional in this context. On balance there will be a neutral impact on the setting of the neighbouring property.

As the proposed extension is situated to the rear of the property and replaces an existing poor quality modern extension, there will be a neutral impact on the character and appearance of the wider conservation area.

Considered overall, the level of ‘harm’ caused to the special interest of this building, to the setting of neighbouring buildings and to the character and appearance of the wider conservation area will be neutral or very small and can certainly be considered as less than substantial. In this situation the NPPF requires that any harm be weighed against the benefits which will accrue from a proposal (paragraph 134).

In summary, the proposals will cause less than substantial harm to the significance of the property itself and have a neutral impact on its surroundings. Overall, the proposals should lead to an improvement in the accommodation and a positive benefit from the replacement of the existing poor quality and unattractive 1970s garden room with a new structure in more appropriate traditional materials and form.

The heritage assets will therefore be preserved as required by local and national policy and legislation and, on this basis, a positive outcome is recommended, subject to the usual controls over the detail of materials, joinery etc.”

In assessing the application the Conservation Officer has considered that the proposed extension will not result in undue harm to the character of the listed building or the setting of the neighbouring listed buildings. There is a balanced view presented that the loss and replacement of the existing poor quality rear garden room extension and the replacement with the new structure (in appropriate materials) will result in a positive benefit to the character of the listed dwelling. Officers concur with the conclusions of the Conservation Officer and do not consider that the proposed scheme is demonstrably detrimental to the heritage asset to warrant the refusal of the application on conservation grounds. Equally the proposed development being to the rear of the application dwelling and of a single storey massing is not considered to result in any undue impact to the existing character and appearance of the wider conservation area.

Impact on neighbouring amenity

The proposed (amended) rear extension will have an eaves height of 2.25m and a total ridge height of 4.2m. The roof form of the extension is pitched on all four sides which results in a narrow ridge length of about 1.8m. The northern boundary line between the application dwelling and the neighbouring property are staggered and angled so that the proposed rear linked kitchen extension is between 0.865m at the narrowest point and 1.8m at the widest point off the neighbouring boundary. As the proposed roof form is pitched on all four sides the distance of the highest point (ridge line) off the northern boundary is about 3.3m. In considering the proposed development's impact on the amenity of the northern neighbouring dwelling (No.23), Officers consider that the proposed development will not result in any overlooking and no significant overshadowing to any extent where a refusal to the application could be reasonably justified on amenity grounds.

11. Conclusion

The proposed single storey rear kitchen extension and link is not judged to result in any demonstrable harm to the character or setting of the application's grade II listed building or the setting of the neighbouring listed buildings. The proposed development being to the rear of the application dwelling and of a single storey massing is not considered to result in any notable impact to the existing character and appearance of the wider conservation area and no undue harm to the amenity of neighbouring dwellings.

Recommendation

Approve subject to conditions

14/11591/FUL

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

DRG No. 813-20-01A 10/02/2015
DRG No. 813-20-03A 10/02/2015
DRG No. 813-20-04A 10/02/2015

REASON: For the avoidance of doubt and in the interests of proper planning.