

# REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	22 September 2010		
Application Number	N10/01149/FUL		
Site Address	The Ostlers House, 42 Pickwick, Corsham		
Proposal	Erection of detached garden room/store.		
Applicant	Mr Andy Collett		
Town/Parish Council	Corsham		
Electoral Division	Corsham Pickwick & Rudloe	Unitary Member	Alan Macrae
Grid Ref	386325 170600		
Type of application	Full		
Case Officer	Caroline Ridgwell	01249 706639	caroline.ridgwell@wiltshire.gov.uk

## Reason for the application being considered by Committee

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8<sup>th</sup> April 2002 because Councillor MacRae has requested that the application be considered by committee with to discuss the impact of the proposed structure on the setting of the listed building and amenity of the conservation area.

## 1. Purpose of Report

To consider the above application and to recommend that planning permission be REFUSED. Corsham Town Council support the proposal. No letters of objection have been received with four in support.

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Highways Officer has objected to the proposal.

## 2. Main Issues

The building is Listed Grade II and it is situated on Pickwick and is surrounded by listed buildings. The proposal is to replace an existing small garden shed with timber structure for storage that is more than double the size of the existing one and is also designed to be a summerhouse. The proposed location of the summerhouse is to the rear of the building in the area allocated for car parking. The key points to consider are as follows:

- Impact on the listed building
- Impact on the conservation area
- Impact on highways

Implications on DC Core Policies C3, HE1, HE4 and T3

<b>3. Relevant Planning History</b>		
<b>Application number</b>	<b>Proposal</b>	<b>Decision</b>
03.02108.COU	Change of use of abandoned outbuilding from ostlers' quarters/stable to dwelling	Permitted
03.02107.LBC	Alterations associated with residential conversion including reinstatement of gable end, insertion of new staircase, three windows & rooflight/structural works to roof, erection of perimeter walls	Permitted
05.03110.COU	Proposed change of use from residential to self-catering holiday cottage	Permitted
06.00960.LBC	Replace gate and erection of plaque	Permitted

#### **4. Proposal**

The Ostlers House, 42 Pickwick, Corsham is a Grade II listed building dating from the C18. It was an outbuilding to the Hare and Hounds pub, which fell into a dilapidated state once horses no longer became the mode of transport. In 2003 work was granted consent and a grant given by the local authority to repair the outbuilding and for it to be changed to residential use. As this building is reached via the car park to the pub, and it has a very small curtilage, there were conditions added to the consent given in 2003 which restricted permitted development on the site. The conditions were in order to maintain the two parking spaces on the site and to prevent the alteration or addition of walls, gates, fences and structures that may have a detrimental impact on the listed building or amenity of the area.

In 2005 consent was granted for some external and internal alterations to the house in connection with change of use to self catering holiday let. This included altering the position of the gate from the Hare and Hounds car park into the rear garden of The Ostlers House.

The proposal is to replace the existing shed that has a small window and is 1800mm long by 1200mm wide, with a summerhouse which has glazed double doors and side panels and measures 2400mm long by 2400mm wide. The summerhouse is to be used as a store so the applicant is proposing to apply opaque film to the glazing so that the contents cannot be seen from the outside.

The existing shed, and also the trellis fencing and archway that have been erected in the grounds of this property does not currently have consent. It may be that the existing shed is less than 10m<sup>3</sup>, in which case it is permitted. However, the larger structure that this application relates to would take up almost double the footprint of the current shed, using up car parking space required by County Highways.

Please note that the trellis fencing and archway have not been included in this application and therefore remain unauthorised.

#### **5. Consultation**

**Corsham Town Council** - No objection.

#### **Highways Officer -**

The existing permission requires the provision of 2 parking spaces and in theory this will still be available under this proposal. However it is clear that with if any vehicle is parked it will not be possible to close the gates. Further, if 2 vehicles are parked, access to the pedestrian gate into the garden area will be very difficult. The presence of the gates also restricts the practical width of the parking area making it more difficult to gain access to the vehicles if two are present.

I note that conditions on the previous permission required that gates be kept closed and that two parking spaces are maintained at all times. With this in mind it is clear that the latest proposal cannot comply with both of those conditions and further that the constraints being introduced as identified in my previous comment will make the use of both parking spaces difficult. In view of the above I recommend refusal as adequate provision cannot be made on the site for the parking of vehicles in a satisfactory manner.

## **6. Publicity**

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

4 letters of letters of support received.

Corsham Civic Society - No objection

## **7. Planning Considerations**

Impact on the listed building and conservation area

The proposals will result in a new structure of inappropriate design, situated very close to the main listed building. The location of the summerhouse is directly opposite the vehicular access gates, which in turn are directly ahead of the entrance to the pub car park, making it extremely prominent. The degree of glazing proposed will add to the prominence of this summerhouse, because of reflection and glare from the glass when in direct sunlight. The roof can also be seen above the boundary stone wall and due to the latest design submitted on the 24 June 2010, which has a monopitch roof, will have a greater area visible above the wall than the existing shed. The scale, design and materials do not relate to the character and appearance of the parent building, resulting in an awkward relationship that is detrimental to the architectural and historic interest of the listed building.

Whilst the vehicular access gates can be shut when there are no cars or only one car parked inside the curtilage of this building, it will not be possible to close the gates when two cars are parked there. The view of either the glazed summerhouse building or two vehicles instead of the timber gates will have a detrimental impact on the conservation area.

The proposed summerhouse building is therefore of an unacceptable scale and detail which would be detrimental to the character, setting and appearance of the listed building, as well as the setting of the adjacent listed building and amenity of the conservation area and are contrary to advice contained within Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Policy Statement (PPS) 5 and policies C3, HE1 and HE4 of the North Wiltshire Local Plan 2011. They are not supported.

Impact on Highways

There is very limited parking space within the courtyard at the rear of the house, allowing for two standard cars end to end. The site is located on a main road, which has double yellow lines, and the rear of the site is accessed by crossing the car park belonging to the pub next door. The length of the car parking area to The Ostlers House is 11200mm by 4600mm max. The existing shed takes up 1200mm at the far end of the parking area and is accessed via a door at the gable end. This leaves 10000mm (10 metres) which is enough space to park two cars. The proposal will have a footprint that extends 2400mm and the doors open on the side facing the entrance to the area. Additional space will therefore need to be left in order to ensure that access to the shed is not blocked. If 800mm is allowed to open up and get in through the doors, there will be just less than 8000mm for two cars to park. In theory, it would be possible to park two cars side by side rather than end to end. However, this would make it impossible to close the entrance gates and difficult to access the pedestrian gate into the garden. When consent was originally granted in

2003 for change of use to residential, there was a condition added requiring the gates to be kept closed and that two parking spaces should be maintained at all times. As explained above, this would not be possible if the proposed summerhouse was erected. It is therefore likely that there will only be one car parked in the curtilage of the house, whilst the other one will be parked in the pub car park. This would be contrary to the condition added to consent 03.02108.COU to policy T3 of the North Wiltshire Local Plan 2011 and it is not supported.

**8. Recommendation:**

Planning Permission be REFUSED for the following reasons:

1. The replacement of a small timber shed with a much larger timber summerhouse that is proposed for storage will be of an inappropriate scale and detail for the proposed location. This would be detrimental to the character, appearance and setting of the listed building, neighbouring listed buildings and visual amenity of the area. The proposal does not enhance or preserve the character and appearance of the conservation area and are therefore contrary to advice contained in the Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Statement (PPS) 5 and to policies C3, HE1 and HE4 of the North Wiltshire Local Plan 2011.

2. Adequate provision cannot be made on the site for the parking of vehicles in a satisfactory manner. This would be contrary to Policies C3 and T3 of the North Wiltshire Local Plan 2011.

Informative

1. This decision relates to documents/plans submitted with the application, listed below.

- Part site plan as existing (date stamped 24.06.10)
- Part site plan as proposed (date stamped 24.06.10)
- Photo of proposed summerhouse (date stamped 24.06.10)

<b>Appendices:</b>	<b>None</b>
<b>Background Documents Used in the Preparation of this Report:</b>	<b>North Wiltshire Local Plan 2011</b> <b>PPS 5</b>

