

## REPORT OUTLINE FOR AREA PLANNING COMMITTEES

<b>Date of Meeting</b>	3 June 2015
<b>Application Number</b>	15/02477/FUL
<b>Site Address</b>	10 Reybridge Lacock Chippenham Wiltshire SN15 2PB
<b>Proposal</b>	Extension to Dwelling
<b>Applicant</b>	Mr & Mrs Wastell
<b>Town/Parish Council</b>	LACOCK
<b>Division</b>	CORSHAM WITHOUT AND BOX HILL- Cllr Tonge
<b>Grid Ref</b>	391909 169292
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Victoria Davis

### **Reason for the application being considered by Committee**

The application has been called into committee by the Local Member, in order to consider the impact of the proposal on the surrounding area and adjoining buildings

#### **1. Purpose of Report**

To consider the above application and to recommend that planning permission is GRANTED subject to planning conditions.

#### **2. Main Issues**

The main issues are:

- Principle of development
- Impact on the character and appearance of the host dwelling
- Impact on the character and appearance of the surrounding conservation area

#### **3. Site Description**

This application relates to no.10 Reybridge, Lacock which is one of a pair of estate cottages located on the northern outskirts of the village. The cottage is constructed in stone with leaded windows and stone mullions under a stone tiled roof. It occupies an elevated and prominent position above the river Avon to the east. The property benefits from a spacious private garden to the side and a parking area close to the road. To the rear the garden area slopes steeply towards the river and is located within flood zones 2 & 3. The garden is bounded with a mixture of hedgerow and fencing. The site is located with the conservation area.

#### **4. Relevant Planning History**

None

#### **5. The Proposal**

The proposal seeks permission for a single storey side extension, extending to the north of the dwelling. Original plans showed the extension approximately 12m x 6m x 4.75m high. The extension is connected to the main house via a glazed link. It is proposed to finish the external walls with cedar boarding with roof tiles to match the existing. The initial plans also included roof lights to the front and rear roof slopes and a steel flue. It was also proposed to construct a metal and glass veranda to the rear. The road facing elevation is to be fully boarded with doors positioned centrally that can be opened to reveal glazing behind. Following the initial site visit and neighbour consultation several concerns were raised. 6 letters of objection were received from neighbouring properties along with further objections from the parish council and the conservation officer. These concerns were discussed with the agent and subsequently a revised scheme was submitted. The extension was reduced in length to approximately 8m. On the conservation officers advice the flue was replaced with a stone chimney and the design was simplified overall. It is now proposed to construct an exposed oak frame on stone plinth and to use feather edged boards to the front and side elevation. The large glazed/steel veranda and roof lights to the rear have been removed. The rear and most prominent elevation has been simplified and now consists of a full width arrangement of timber framed glazing. The applicant is keen to avoid disrupting the existing fenestration arrangement of the main house and so the extension still maintains a slightly separated form.

#### **6. Planning Policy**

Wiltshire Core Strategy:

CP10- The Spatial Strategy: Chippenham Community Area

CP57 Ensuring High Quality Design and Place Shaping

CP58 Ensuring the Conservation of the Historic Environment

National Planning Policy Framework 2014:

Achieving sustainable development – Core Planning Principles

Chapter 7 Requiring Good Design

Chapter 12 Conserving and enhancing the historic environment

#### **7. Consultations**

Lacock Parish Council: Objection, concern was raised with regards to the overall scale and design of the proposal.

Tree Officer: No Objection subject to Condition requiring method statement.

Conservation Officer: No Objection to revised scheme.

#### **8. Publicity**

The application was advertised by site notice and neighbour consultation.

Six letters of objection received.

Summary of key relevant points raised:

- All objections raised similar concerns regarding the overall scale of the development, its 'stand alone' nature and the use of materials. Most referred to the importance of the property's location within the conservation area and it's prominent open position along the river.

Additional comments were received regarding discussions that took place during a recent application to the neighbour's property. Little material weight can be given to this point and the proposal should be considered on its own merits.

## **9. Planning Considerations**

### Impact on the character and appearance of the host dwelling

In accordance with Core Policy 57 extensions should respond positively to the existing site features which include building layout, built form, mass and scale. In this case, by avoiding any disruption to the existing fenestration and maintaining a visual distinction between the new and old elements it can be seen that the character of the original cottage will be preserved. While the use of matching materials is often desirable, in this case it is considered that the design lends itself to the use of a distinct but complementary material palette. The combination of new natural materials and matching roof tiles is considered to be appropriate.

### Impact on the character and appearance of conservation area

Core policy 58 states that development should protect, conserve and where possible, enhance the historic environment.

The proposed extension is single storey and while slightly separated still remains in clear association with the main house. When viewed from the public footpath to the other side of the river it will be seen in conjunction with the small group of properties in this location. Therefore it is not considered that the rural character of the area will be significantly harmed. The revised proposal represents good quality design overall and the use of natural and matching materials will ensure the extension integrates sympathetically with its surroundings. It is not considered that the revised proposal will cause significant harm to the character and the appearance of the area. The conservation officer is satisfied with the revised proposal and has raised no objection.

### Impact on the amenity and living conditions of local residents

Due to the orientation of the extension it is not considered that the proposal is likely to have any significant impact on residential amenity by way of overlooking, overshadowing or overbearing.

### Other considerations

The plans show that alterations are proposed to the existing parking area to create two formal parking spaces. This is in accordance with the council parking requirements. The plans indicate that an ash tree located within the garden will need to be removed to allow for these changes. The landscape officer has been consulted and has no objection to the removal of the tree but has requested that an arboricultural method statement is submitted prior to commencement of development. This is to ensure adequate measures are put in place to protect the other trees within the site. He has raised no objection subject to condition

## **10. Conclusion**

It is considered that the proposal is acceptable in relation to the host dwelling in terms of scale, materials and design and would preserve the character and appearance of the conservation area. The proposed extensions will have no significant detrimental impact to the amenities enjoyed by the residents of nearby properties. The application is not considered contrary to Core Policies 57 & 58 of the Wiltshire Core Strategy and does not cause any significant material harm that would justify a refusal of planning permission.

## **11. Recommendation**

Planning permission be GRANTED subject to conditions;

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:

Site Location Plan, Topographical Survey 21206/1, Existing Ground Floor 21206/2 & Existing Elevations 21206/3 (all received 13/03/2015, Site Layout Plan LPC/3634/SD3/1A, Proposed Ground Floor Plan LPC/3634/SD3/2A & Proposed Elevations LPC/3634/SD3/3A (all received 05/05/2015)

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

3. The roof tiles to be used in the development hereby permitted shall match those of the existing building in terms of their material, colour, texture, profile and pattern of laying.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. No demolition, site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:

- a) A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2013 and a plan indicating the alignment of the protective fencing;
- b) A specification for scaffolding and ground protection within tree protection zones in accordance with British Standard 5837: 2013;
- c) A schedule of tree works conforming to British Standard 3998: 2010;
- d) Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;
- e) Plans and particulars showing the siting of the service and piping infrastructure;
- f) A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway to be constructed using a no-dig specification;
- g) Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and
- h) Details of all other activities, which have implications for trees on or adjacent to the site.

REASON: In order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

## **12. Informatives**

### **5. INFORMATIVE TO APPLICANT:**

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

### **6. INFORMATIVE TO APPLICANT:**

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.