

Deadline	14th September 2010		
Application Number:	S/2010/1046		
Site Address:	EVIAS COTTAGE TEFFONT EVIAS SALISBURY SP3 5RG		
Proposal:	DEMOLISH EXISTING TIMBER FENCE AND SHED. ERECT SINGLE STOREY EXTENSION TO FORM DRAWING ROOM AND ENTRANCE PORCH. FORM OPENING TO EXISTING DWELLING AND MAKE INTERNAL ALTERATIONS TO FORM CLOAKROOM/UTILITY ROOM (GROUND FLOOR)		
Applicant/ Agent:	MR ALAN MOON		
Parish:	TEFFONT - NADDER/EASTKNOYLE		
Grid Reference:	398971.1	131676	
Type of Application:	FULL		
Conservation Area:	TEFFONT MAGNA & EVIAS	LB Grade:	II
Case Officer:	CHARLIE BRUCE-WHITE	Contact Number:	01722 434682

Reason for the application being considered by Committee

Cllr Wayman (Nadder & East Knoyle) has called in the application due to issues of scale, visual impact, relationship to adjoining properties, design and environmental/highway impact.

1. Purpose of Report

To consider the above application and the recommendation of the case officer to REFUSE the development.

Neighbourhood Responses

5 letters of objection to the application to extend the dwelling.

Parish Council Response

Object

2. Main Issues

- Affect upon character of listed building and conservation area;
- Flood risk;
- Amenities of adjoining and nearby property.

3. Site Description

The site relates to one of a group of attached cottages which are grade II listed and situated within the Teffont Evias Conservation Area. The cottage is attached at right angles to a pair of cottages to the north, and has its main elevation and outlook facing onto its sole garden area to the south.

The listing is described as follows:

Group of four cottages in row. C18. Rubble stone, hipped thatched roofs, brick stacks. L—plan. Two—storey, 4—window front facing road has entrances to Brooklyn and to Three Hands. C20 half—glazed doors to right and left in gabled and lean—to porches, three pointed casements with two pointed lights to left, the centre one in blocked doorway, a 2-light pointed casement to right. First floor has 2-light pointed casements with diamond leading. Roof with five gables facing to front. Right return has one 2-light casement. Left return has entrances to Evias and Pathways; Evias has half—glazed door with thatched canopy and steel diamond leaded casement either side, first floor has three 2—light casements. To left, Pathways has C20 door and 2—light casements, tiled roof.

The site is also within a Special Restraint Area, the AONB and Flood Risk Zone 3 (high probability of flooding, i.e. land assessed as having a 1 in 100 or greater annual probability of flooding).

4. Planning History

<i>App. No.</i>	<i>Proposal</i>	<i>Decision</i>	<i>Date</i>
00/1126	Garage conversion and extension of ground floor area to bedroom accommodation plus new vehicular access at The Studio, Evias Cottage.	AC	04.10.01
01/145	Proposed removal of existing external timber staircase and balcony decking and replacement with internal stair and removal of Cupressus Llandii trees adjacent to entrance at the Studio.	AC	23.03.01
01/146	Proposed removal of existing external timber staircase and balcony decking and replacement with internal stair and removal of Cupressus Llandii trees adjacent to entrance at The Studio.	AC	23.03.01
03/0009	Proposed revisions to approved internal layout revised Treatment to east elevation & new single garage at Evias Studio.	WD	14.01.03

5. The Proposal

It is proposed to erect a single storey extension to the south-east corner of the dwelling. This would take the form a pitched roofed outbuilding linked to the dwelling by a flat roofed extension.

6. Planning Policy

The following development plan policies and other material guidance are considered relevant to this proposal:

- Local Plan policies G1, G2, H21, CN3, CN5, CN8, CN11, C4, C5
- PPS5, PPS25
- SPG Salisbury Design Guide: *Creating Places*

7. Consultations

Conservation Officer

Object. The proposal would dramatically change the setting of the listed buildings and their visual and physical links with the streetscene, by obscuring public views of Evias Cottage's principal (southern) elevation and eroding the openness of the (eastern) frontage to the cottage group.

Salisbury Civic Society

Object. The historic form of the cottage is likely to be unacceptably compromised by this extension. It will impact significantly on the principal south elevation, and viewed from the east will have an equal impact on the cottage's contribution to the conservation area.

Parish Council

Object due to:

- Failure to comply with Special Restraint Area policies of the Local Plan;
- Extension fails to respect the grouping of listed buildings and would dominate the plot.

Note that if approval is granted, the existing hedge and bank remain to screen the wall of the extension. Also comment on controlling hours of construction and delivery.

8. Publicity

5 letters of representation were received, objecting on the following grounds:

- Extension would be detrimental to character of listed building;
- The removal of the roadside boundary hedge would be detrimental to the character of the area;
- Would increase the risk of flooding;
- Extension would cause loss of light to adjoining neighbour;
- Drawings are misleading, showing the extension smaller than is likely to be in reality.

9. Planning Considerations

9.1 Affect upon character of listed building and conservation area

The Conservation Officer comments that Evias Cottage forms the corner part of a group of grade II listed cottages at a prominent highway junction at the notional border between Teffont Evias and Teffont Magna. The eastern elevation of the group, facing those approaching from the Dinton/Salisbury direction, comprises a very unusual group of thatched gables over a flush stone elevation. The southern elevation, with Evias Cottage and Riverside to the west, is viewed on approach from Teffont Evias, and is read with the eastern elevation, but also through the driveway access point at the south-eastern corner of the site. The hedge bordering the road, while thick, creates a sense of rural enclosure which is very much a theme of the southern part of the conservation area. The proposal to insert a relatively large outbuilding into the south-eastern side of the site, attached via a link at the corner of the cottages, would dramatically change the setting of the listed buildings and their visual and physical links with the streetscene. The southern elevation of Evias Cottage would be effectively completely removed from public view, as well as the openness of the frontage of the cottage group, and form a much harder and higher degree of enclosure to the street.

The applicant states that there is a justifiable need for the extension based upon a number of grounds, including the need to provide a WC at ground floor level and for reasons of providing a more secure/private entrance to the property. The applicant also maintains that the proposed extension would have limited impact upon the character of the dwelling and surrounding area. It is cited that the extension would be subservient in scale to the existing dwelling, and that the dwelling's appearance from the road would remain largely unaltered due to retention of the existing boundary hedge and the design of the link taking on the form of a typical boundary wall that might be reasonably expected in such a location.

Whilst Officers accept that the design of the extension is probably as low impact as could be achieved on the site, the prominence of the proposed siting would still result in the extension having a significant impact upon the character and setting of the listed building and conservation area. The applicant's reasons for requiring the extension are not considered to be so exceptional as to outweigh this impact, and there is no sound evidence to suggest that the continued maintenance of the listed building would be put at risk if the proposed works are not carried out.

9.2 Flood risk

PPS25 advises that developers should refer to the Environment Agency's Standing Advice for requirements regarding a Flood Risk Assessment (FRA) before designing their development. For household extensions within Flood Zone 3, floor levels of the proposed extension should be set no lower than levels of the existing dwelling, and flood proofing and resilience measures should be incorporated where appropriate. The applicant has confirmed that floor levels would be the same and that flood proofing measures have been considered. Resilience measures incorporated would include high level power sockets and flood resilient flooring. It is considered that the applicant FRA is acceptable and that adequate consideration has been given to the risk of flooding to the proposed extension.

It is noted concern has been expressed by the occupants of the adjoining dwelling over the threat that the proposal could pose in terms of preventing the dissipation of surface water. However, it is considered that such issues could be addressed through the provision of new drainage arrangements, including a soakaway, which could be secured via a condition.

9.3 Amenities of adjoining and nearby property

Concern has also been expressed by the occupant of the adjoining dwelling that the proposal would result in a loss of light to their property, due to the proximity of the new entrance boundary wall which would be adjacent to their own front door. However, Officers do not consider that the wall would result in an unreasonable loss of amenity to the neighbour. Notwithstanding this view, the new wall is considered a harmful part of the overall development in visual terms due to its impact upon the openness of the (eastern) frontage of the cottage group.

10. Conclusion

The proposed extension would fail to respect the character of the group of listed buildings and would not preserve the character of the conservation area or Special Restraint Area.

Recommendation

It is recommended that planning permission is REFUSED for the following reasons:

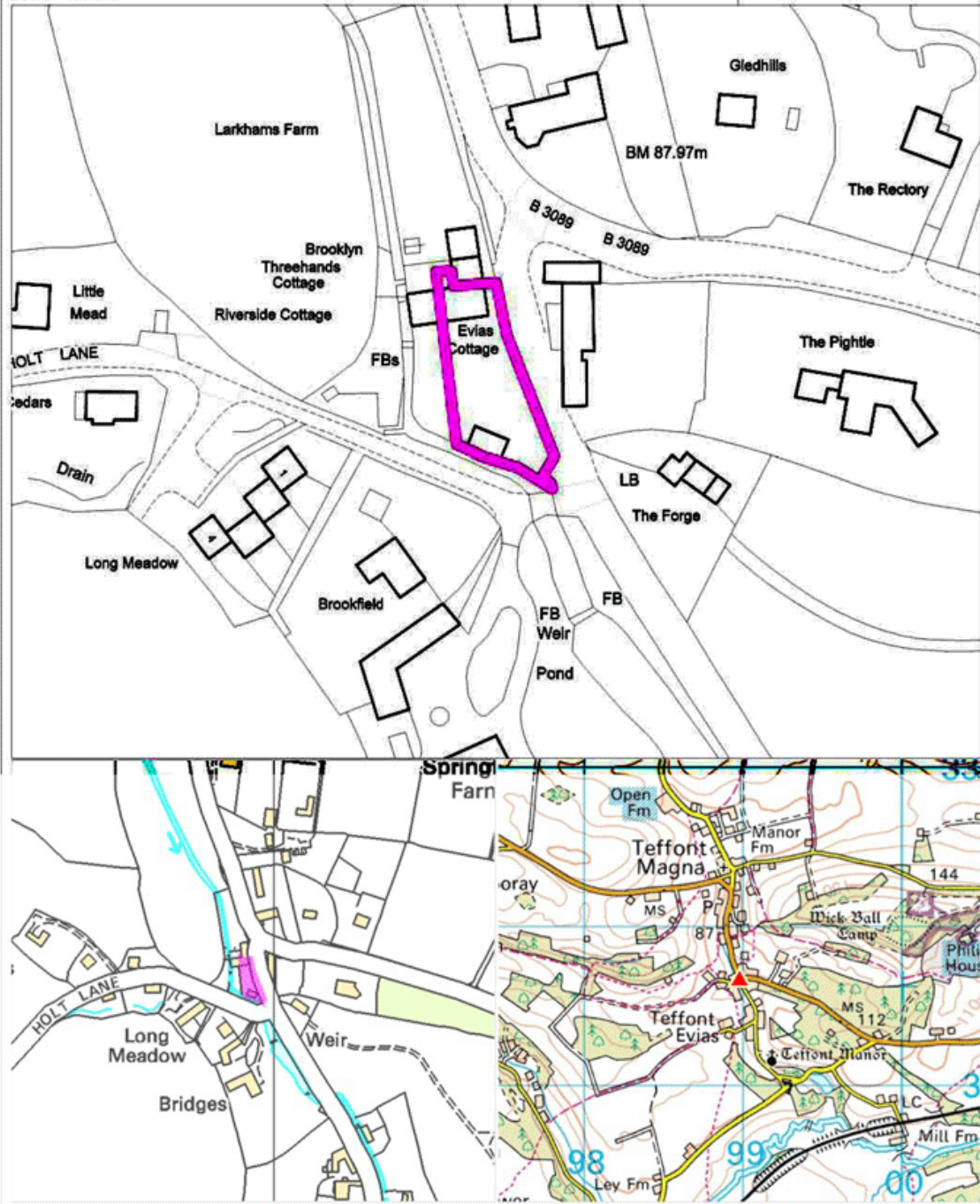
The application dwelling forms the corner part of a group of grade II listed cottages at a prominent highway junction within the village of Teffont Evias. The village is within a Conservation Area and is one of only six settlements within the former Salisbury District which have been designated as a Special Restraint Area for their outstanding and unspoilt nature. The proposal to insert an outbuilding into the south-eastern side of the site, attached via a link at the corner of the cottages, would dramatically change the setting of the listed buildings and their visual and physical links with the streetscene. The principal (southern) elevation of Evias Cottage would be substantially affected and removed from public view, and the openness of the (eastern) frontage of the cottage group would be harmfully eroded, replaced by a much harder and higher degree of enclosure formed to the street. The proposal would therefore fail to respect the character and setting of the listed cottages, and would not preserve the character of the Conservation Area or Special Restraint Area, contrary to saved policies G1, G2, H21, CN3, CN5, CN8, CN11 of the adopted Salisbury District Local Plan and the aims and objectives of PPS5 and the Salisbury Design Guide: *Creating Places*.

Appendices:	None
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DEMOLISH EXISTING TIMBER FENCE AND SHED. ERECT SINGLE STOREY EXTENSION TO FORM DRAWING ROOM AND ENTRANCE PORC

S/2010/1046

Site Visit:



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