

Deadline	13th September 2010		
Application Number:	S/2010/1051		
Site Address:	LAURELS HIGH STREET HINDON SALISBURY SP3 6DR		
Proposal:	DEMOLISH MODERN LEAN-TO CONSERVATORY AND ERECT SINGLE STOREY EXTENSION, REMOVE FIRST FLOOR PARTITION WALL, ERECT NEW PARTITION WALLS AND BLOCK EXTERNAL DOORWAY		
Applicant/ Agent:	PHILIP PROCTOR ASSOCIATES		
Parish:	HINDONNADDER/EASTKNOYLE		
Grid Reference:	391175.3	132713.2	
Type of Application:	FULL		
Conservation Area:	HINDON	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, relationship to adjoining properties, and design.

1. Purpose of Report

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

Neighbourhood Responses

No letters of representation were received.

Parish Council Response

Support

2. Main Issues

- Affect upon character of listed building and conservation area
- Amenities of adjoining and nearby property

3. Site Description

The site relates to a grade II listed dwelling, sited with its end onto the Hindon High Street. The listing is described as follows:

Pair of cottages, now one. C18. Flemish bond brick with limestone quoins, tiled roof

with gable end brick stacks. Gable end to road. Two—storeys, 3—window. Central early C20 gabled porch and door, blocked doorway and 2—light casement to right, 2—light casements, and blocked door with 2—light casement to left. First floor has three brick plat band with toothed middle course, three 2—light casements. Attached to right is C20 single storey extension. Rear is windowless. Interior has plain beams.

The site also falls within the Conservation Area and AONB.

4. Planning History

<i>App. No.</i>	<i>Proposal</i>	<i>Decision</i>	<i>Date</i>
92/1220	Addition of first floor extension & conservatory & associated alterations & replacement of shed.	AC	02.10.92
92/1221	Addition of first floor extension & conservatory & associated alterations & replacement of shed.	AC	02.10.92
99/0576	Erection of conservatory	AC	17/06/99
99/0607	Construction of conservatory	AC	17/06/99
01/0108	Demolition of existing porch and replacement with new entrance hall and shower room.	R	27.03.01
		App dis	07.09.01
01/0109	Demolition of small porch and erection of new entrance and shower room removal of existing front door.	R	27.03.01
		App dis	07.09.01
07/0323	Erect two storey extension and alter vehicular access	WD	10.04.07
07/0324	Erect two storey extension and alter vehicular access	WD	10.04.07

5. The Proposal

It is proposed to demolish an existing conservatory situated on the garden facing end of the dwelling, and to replace it with a single storey extension of a larger footprint.

6. Planning Policy

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

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

7. Consultations	
Conservation Officer	Object due to the excessive scale of the extension which would detract from the central focus of the cottage due to its elongated form.
Parish Council	Support

8. Publicity

No letters of representation were received.

9. Planning Considerations

9.1 Affect upon character of listed building and conservation area

A previous proposal for an extension to the street facing (east) side of the dwelling was objected to by the Conservation Officer, under application reference S/2007/324, and was subsequently withdrawn. A further preliminary scheme proposed a two-storey extension on the rear (west) end of the cottage with a single-storey extension at right angles. This was also considered unacceptable, due to the scale and changes to the form of the property.

The current scheme now proposes a single-storey flat-roofed link and single-storey pitched-roof extension on the west end of the cottage. This would follow the existing line of the dwelling, but would extend back from its original side wall by 12 metres. It is considered that an extension of this scale would be excessively elongated in appearance, detracting from the central focus of the original listed cottage.

9.2 Amenities of adjoining and nearby property

The extension would be constructed on the north-west site boundary where a number of terraced cottages front onto, separated by a distance of approximately 10 metres. However, given the lower ground level of the site in relation to these properties, only the very top of the roof of the extension would be visible from above the boundary hedge and fence, and it is not considered that the additional bulk created would result in significant overbearing or overshadowing effects. Other properties, including those dwellings to the south, would be separated by a much greater distance, where the affects of the extension would not be significant either.

10. Conclusion

The proposed extension, due to its design and excessively elongated form, would fail to preserve the character and setting of the listed building.

RECOMMENDATION

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

The proposed extension, by reason of its design and elongated form, would not respect the

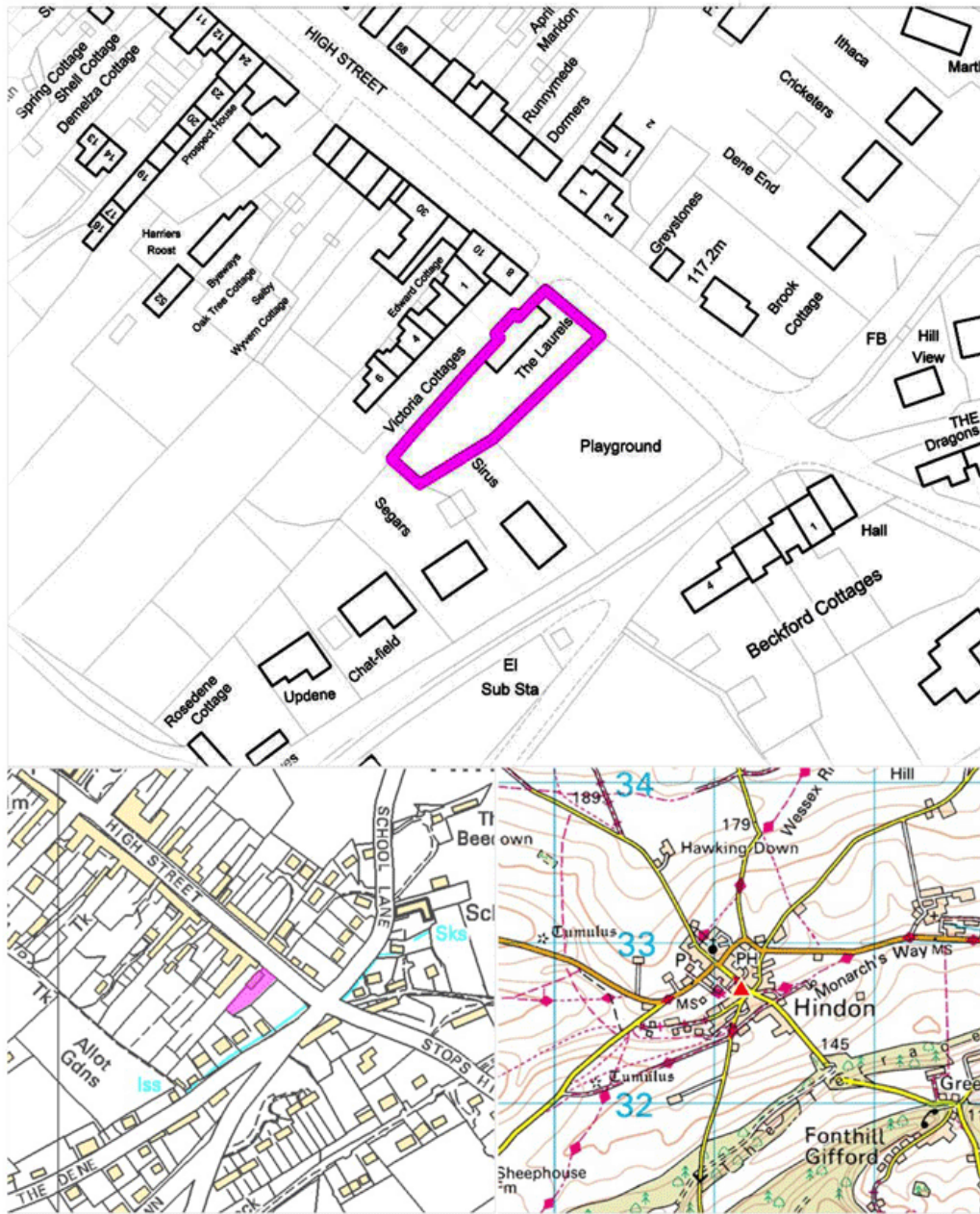
character and setting of the building which is grade II listed. The proposal would therefore be contrary to policies D3 and CN3 of the Salisbury District Local Plan and guidance contained within PPS5 and the SPG Salisbury Design Guide: *Creating Places*.

Appendices:	None
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S/2010/1051

Site Visit:



LAURELS, HINDON, SP3 6DR



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