

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	13 October 2010		
Application Number	10/02291/FUL and 10/02292/LBC		
Site Address	Grove Farmhouse, Ashton Road, Leigh		
Proposal	First Floor Extension to farmhouse and internal alterations.		
Applicant	Mr Paul Harris		
Town/Parish Council	Leigh		
Electoral Division	Minety	Unitary Member	Carole Soden
Grid Ref	404700 192250		
Type of application	Full		
Case Officer	Caroline Ridgwell	01249 706639	caroline.ridgwell@wiltshire.gov.uk

Reason for the application being considered by Committee

These applications have been submitted to the Committee for decision under the scheme of delegation because Councillor Soden has requested that the application be considered by committee with particular regard to the impact of the proposals on the listed building and surrounding area.

1. Purpose of Report

To consider the above applications and to recommend that planning permission and listed building consent be REFUSED.

Leigh Parish Council have not commented on the proposal

No letters of objection have been received.

No letters of support have been received.

2. Main Issues

The building is Listed Grade II and it is situated in a small collection of dwellings and farm buildings on the main road between Leigh and Ashton Keynes. The proposal is to add a first floor extension over the rear catslide roof by forming a third gable projecting back from the rear of the original building. This will then result in alterations to some of the first floor rooms and partitions, as well as removal of an older window opening. The key points to consider are as follows:

- Impact on the listed building
- Implications on DC Core Policy C3 and HE4

3. Site Description

Grove Farmhouse is a Grade II listed house with associated outbuildings, grouped at the side of the main road just south of Ashton Keynes. There are a number of trees on the site but the rear elevation of the house can be seen when travelling southbound on Ashton Road, towards the site from Ashton Keynes.

The house dates from the C18 and is a rubblestone building of two and a half storeys with an attic. At the front, the house has five window bays with twelve pane sashes, three hipped dormers and

gable stacks. There is a C20 two storey extension to the right hand side of the house when looking at the front elevation.

At the rear of the building there is a pair of two and a half storey wings projecting back, perpendicular to the original house. The right hand wing (when facing the rear elevation) was originally two storey but was raised in the late C20. The left hand one was added in the late C20, extending from a small 'nib'. A conservatory has been added to the gable end of the right hand wing, so that the footprint extends almost as far as the middle wing. On the left hand side of the rear elevation is a mono-pitch deep extension which begins at quite a high level on the rear elevation, allowing a small bathroom at first floor level.

4. Relevant Planning History		
Application number	Proposal	Decision
88.01622.FUL	Alterations and extensions to dwelling	Permitted
88.01623.LBC	Alterations and extensions to listed building	Permitted
00.00942.FUL	New Conservatory	Permitted
00.00943.LBC	New Conservatory	Permitted
09.02092.FUL	New porch and boiler room (part retrospective)	Permitted
09.02093.LBC	Internal & external alterations & New porch (part retrospective)	Permitted
09.02220.LBC	Internal & external alterations associated with two storey rear extension	Refused
09.02221.FUL	Two storey rear extension	Refused

5. Proposal

The proposal is to add a first floor extension with pitched roof above the C19th rear mono-pitch extension in order to enlarge one of the six bedrooms and increase the size of its ensuite bathroom. Partitions around bedroom 3 and 4 are also proposed to be altered so that the first floor family bathroom becomes an ensuite bathroom to bedroom 4.

This farmhouse has already undergone a great deal of extension and alteration in the late C20th and there are currently four bathrooms, three of which are ensuite, on the first floor, with consent for one of the three second floor bedrooms to become a bathroom. The partitions for bedroom 3 and 4 are not historic but the large section of external wall that is proposed to be removed to enlarge bedroom 3 is historic, as is the window opening to be blocked in order to create the large cupboards for bedroom 4.

6. Consultations

Leigh Parish Council - No comment received to date.

7. Publicity

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

No letters of objection or support received.

8. Planning Considerations

Impact on the listed building

The farmhouse has already undergone a great deal of alteration and extension since it was listed in 1986. What was originally a modest farmhouse with a rear extension and outshut has now more than doubled in footprint and volume over the past 30 years.

Factors considered in relation to the alterations to the listed building are the architectural and historic significance of the roof and walls to be removed, the window to be blocked in, alterations to the internal floor plan, the historic footprint of the building and quantity of new extensions, the scale, detail and design of the new extension, justification for the historic fabric that will be lost due to the new first floor breakthrough and the effect of this development on the character, setting and appearance of the listed building and amenity of the area.

The further increase in volume of this building will dwarf the original structure, as well as lose more historic fabric. This would be harmful to the architectural and historic integrity of the listed building as well as having a detrimental impact on the character and appearance of the listed building. Under PPS5 (Policy HE6) the applicant needs to demonstrate why it is necessary and desirable to enlarge a building that is already a substantial house with generous living accommodation. The development proposed will ruin a C19 roof and this has not been justified.

Implications on DC Core Policy C3 and H4

The detrimental impact of the over-extended building and loss of historic fabric on the character and appearance of the listed building and its setting means that the proposals are contrary to policies C3 and HE4 of the North Wiltshire Local Plan 2011.

9. Recommendation:

Planning Permission 10/02291/FUL be REFUSED for the following reason:

1. Due to the scale, proportions and cumulative impact of the first floor rear extension, plus the impact on the fabric, layout and detail of the rooms, the proposals would compromise the character, appearance and setting of the listed building and would result in an unjustified loss of historic fabric. These proposals would be contrary to advice contained within The Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Statement (PPS) 5 and contrary to policies C3 and HE4 of the North Wiltshire Local Plan 2011.

Listed Building Consent 10/02292/LBC be REFUSED for the following reason:

2. Due to the scale, proportions and cumulative impact of the first floor rear extension, plus the impact on the fabric, layout and detail of the rooms, the proposals would compromise the character, appearance and setting of the listed building and would result in an unjustified loss of historic fabric. These proposals would be contrary to advice contained within The Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Statement (PPS) 5.

Informative

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

Drawing No. 09/60/01 rev /
Drawing No. 09/60/02 rev /
Drawing No. 09/60/03 rev /
Drawing No. 09/60/04 rev /
Drawing No. 09/60/27 rev /
Drawing No. 09/60/28 rev A
Drawing No. 09/60/29 rev /
Drawing No. 09/60/30 rev A

All date stamped 1.7.10

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

