

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	25th June 2008
Application Number	08/00764/FUL
Site Address	Hazeland Lodge, Bremhill, Calne SN11 9LJ
Proposal	Alterations and extensions
Applicant	Mr and Mrs Brown
Town/Parish Council	Bremhill
Grid Ref	397354 172389
Type of application	Full application

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 8th April 2002 because Councillors Crisp and Ramsey have requested that the application be considered by committee to assess the impact of the proposal on the local area.

Summary of Report

This application is seeking planning permission for alterations and extensions. The extension will replace existing single storey extensions with a one and a half storey extension covering the same footprint and set some 300mm lower than the ridge of the adjacent dwelling.

A similar application was submitted in 2007 (07/2930FUL refers) and following confirmation to the applicant that the application was going to be refused on the grounds that the extension was by reason of its scale and design detrimental to the character and appearance of the host dwelling, it was withdrawn. The only difference between that application and the current application is a lowering of the ridge height by 300mm.

The key issues in the consideration of this application are Policy H8 of the Local Plan and the affect of the proposed extension on the host dwelling.

Officer Recommendation

Planning permission be REFUSED

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Proposal and Site Description

Hazeland Lodge comprises a part two and part one and a half store estate lodge which has been significant extended over the years on all elevations. The southern elevation comprises one and a half storeys and has a linked single storey extension with gable and flat roof detail.

The property occupies a relatively elevated position within the landscape and is surrounding by open countryside.

The proposal seeks to extend an existing store to the north of the dwelling and provide a one and a half storey extension on the south/south east elevation. The ridge height of that extension would be set some 300mm lower than the main house.

Planning History		
Application number	Proposal	Decision
07/02930FUL	Alterations and extensions	Withdrawn
90/01413FUL	Conservatory	Withdrawn
84/01056FUL	Extension	Approved

Consultations

Bremhill Parish Council support the application with the lower ridge height, as they had supported the previously withdrawn application..

Representations

Four letters of support have been received for the application.

Planning Considerations

This application follows a previous application that did not have officer support and was withdrawn. Following the withdrawal of that application and further meeting was held between officers and the applicant and their agent The proposed extension falls to be considered against Policy H8 of the adopted North Wiltshire Local Plan 2011.

Character and appearance of the host dwelling

Hazeland Lodge comprises a detached estate "lodge" dwelling which has been much extended. Those extensions have taken the form of large two storey extension to the north and single storey extensions on the south/south east of the dwelling. The southern elevation is one and a half storeys with accommodation provided in the roofspace.

The proposed one and a half storey extension to the south/south east elevations of the dwelling would be on the footprint of the existing single storey extension. However, the ridge height would be only 300mm less than the main dwelling on this elevation.

It is noted that the flat roof addition to the single storey extension is not sympathetic to the main dwelling. However, these single storey additions are attached via a link to the main house and appear subservient to the main dwelling. The south elevation is one of the only elevations which retains the

historical lodge appearance and this is due to the physical and visual separation of the single storey extensions.

The proposed extension in terms of its length, would be larger than the existing two storey south facing elevation of the main house.

The propose extension by reason of its scale and siting is a large and dominant extension and would be out of keeping with the host dwelling and would erode one of the last remaining features reflecting its historic role as a lodge building.

It is acknowledged that there are no public views of this extension, however, it remains out of keeping with the host dwelling regardless of this fact.

No objection is raised to the minor extension to the existing outbuilding.

Recommendation

Planning Permission be REFUSED for the following reason:

1.The proposed one and a half storey extension by reason of its scale and siting comprises a large addition to the host dwelling which is considered to be out of keeping with, and detrimental to, its character and appearance. The proposal does not, therefore, accord with Policy H8 of the adopted North Wiltshire Local Plan 2011.

Informatives

1.The following policies of the Development Plan are relevant to this decision:-

North Wiltshire Local Plan 2011:- H8

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

Plan References

Dwg nos. DB/1/2 and DB/3/R1 date stamped 31 March 2008

Appendices:	NONE
Background Documents Used in the Preparation of this Report:	1.20 4.03 4.04 5.01