

**REPORT TO THE DEVELOPMENT CONTROL  
COMMITTEE**

Report No.

<b>Date of Meeting</b>	<b>30<sup>th</sup> July 2008</b>
<b>Application Number</b>	<b>08/01316/FUL</b>
<b>Site Address</b>	<b>Pillar House, The Street, Charlton, Malmesbury SN16 9DL</b>
<b>Proposal</b>	<b>Extension and Alterations to Dwelling to Provide an Additional Bedroom, Utility Room and Granny annexe (Re-submission of 08/00539/FUL)</b>
<b>Applicant</b>	<b>Mrs A Palmer</b>
<b>Town/Parish Council</b>	<b>Charlton</b>
<b>Grid Ref</b>	<b>396448 188985</b>
<b>Type of application</b>	<b>Full Application</b>

**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 8<sup>th</sup> April 2002 because Councillors Vines and Sturgis have requested that the application be considered by committee to assess the visual impact on neighbouring properties and the area in general.

**Summary of Report**

This application proposes an extension to a barn conversion. The site lies within the framework boundary of Charlton and within the Conservation Area therefore the key points to consider are as follows:

- Implications on DC Core Policy C3
- Implications of Policy H8 which considers residential extensions
- Implications on Policy BD6 which considers the re-use of rural-buildings
- Design and scale of the development
- Impact on the Conservation Area

**Officer Recommendation**

Planning Permission be REFUSED

<b>Contact Officer</b>	Alison Grogan	01249 706671	agrogan@northwiltshire.gov.uk
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## Proposal and Site Description

This application proposes an extension to a barn conversion. The existing dwelling forms an L shape and the proposed extension would be built parallel to the bedroom and garage wing, within the rear garden.

The proposal would have dimensions of approximately 18 metres in length and 5.3 metres in width, the extension would have a varying ridge line to accommodate rooms within the roofspace, which would be to a height of 5 metres and 5.5 metres. The extension would create additional space for the main dwelling together with “granny annexe” accommodation,

Pillar House is one of three dwellings situated to the rear of Village Farm which is a Grade II Listed building, and is accessed along a shared driveway. Pillar House is not visible from The Street.

Planning History		
Application number	Proposal	Decision
08/00539/FUL	Extension to Dwelling to Provide and Additional Bedroom and a Relatives Annexe	Withdrawn

## Consultations

**Charlton Parish Council** - comments are awaited.

## Representations

No letters of support/objection have been received.

## Planning Considerations

### Principle of Development

The existing conversion is a relatively modest dwelling which is formed from two wings at right angles to each other, so that it is in an L shape. The property is predominantly single storey, however, the section on the corner where the two wings meet is higher with a bedroom and bathroom at first floor level. Only part of the eastern wing is in the ownership of Pillar House, it is understood that the rest provides garaging for Village Farm.

A previous application on this site, 08/00539/FUL, was withdrawn following concerns that the proposal was too large and out of character with the host dwelling. The new application reduces the length by 1 metre. It is stated in the Design and Access Statement that the height has also been reduced, however, this is not the case and the ridge heights are the same on both applications.

Whilst it is acknowledged that this property is within the framework boundary of the village and not in the open countryside, it is a conversion of a former barn. In such circumstances care is taken that there are few alterations and extensions in order to preserve the character of the original building. The raised roof of the building will clearly be seen on the approach to the house and will alter the original roofline. The existing higher roof on the corner section is a feature similar to many barn conversions, and it is considered that the proposal will detract from the original form of the building.

It is noted that the extension will not have a detrimental impact on the amenity of neighbouring properties and nor will it be seen from the wider conservation area, however, Policies C3 and H8 state that extension should have respect for the character and be in keeping with the host dwelling. It is

considered that the proposal due to its scale and massing will detract from the character of the original converted barn and go against the spirit of allowing the original residential conversion.

### Design and Scale of Development

It is considered that the proposed extension is too large and not proportionate to the existing dwelling. The extension will have a footprint of in excess of 95m<sup>2</sup> with further accommodation at first floor level, this seems to be excessive in comparison to the original dwelling. The combined floorspace of the two existing bedrooms on the ground floor is practically the same as the proposed bedroom in the annexe. The text supporting Policy H8 regarding residential annexes, states that these should be of a scale proportionate to the existing accommodation and no larger than is functionally required. Whilst the annexe comprises of one bedroom with en-suite, lounge, kitchen, w.c. and first floor storage area, the rooms are generously proportioned. This is together with a bedroom with en-suite and a utility room extension for the main house.

Whilst there will be a timber extension to the rear of the garage that will be removed to make way for the proposal, this is a fairly modest open type structure used for storage, it is not comparable in terms of scale, massing and construction to the proposed extension.

The circumstances of the applicant have been noted, however, barn conversions are unique properties and it is maintained that an extension of the scale proposed would be out of character with the host dwelling and go against the spirit of allowing the residential conversion of this former barn. Policy BD6 which relates to barn conversions requires that there should not be “extensive alterations, rebuilding or extensions”. It is illogical that these should be permitted following completion of the conversion. This approach has been supported by Inspectors on appeal.

### **Recommendation and Proposed Conditions/Informatives**

Planning permission be REFUSED for the following reason:

1. The proposed extension by reason of its size and scale fails to respect the character, appearance and setting of the existing dwelling and fails to demonstrate satisfactory visual harmony. The proposal is contrary to policies BD6, H8 and C3 of the North Wiltshire Local Plan 2011.

Informative:

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

1913/1A and 1913/3A received by the local planning authority on the 29<sup>th</sup> May 2008.

<b>Appendices:</b>	<ul style="list-style-type: none"><li>• <b>NONE.</b></li></ul>
<b>Background Documents Used in the Preparation of this Report:</b>	<ul style="list-style-type: none"><li>• <b>1.20 4.02 4.03</b></li></ul>