

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	3rd September 2008
Application Number	08/01284/FUL
Site Address	Rookery Farmhouse, Hankerton, Malmesbury
Proposal	Extension
Applicant	Dr Gerald
Town/Parish Council	Hankerton
Grid Ref	397219 191454
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. Councillors Sturgis and Scott have requested that the application be considered by committee to assess the impact of the extension on the neighbouring property. It was deferred from the Committee of 30th July 2008 to allow for the full consultation period to expire (14th August 2008).

Summary of Report

The proposal is for a single storey extension to Rookery Farmhouse. The extension which has a ridge height of 4.3 metres and is 13 metres in length falls directly south of and adjacent to the boundary of Rookery Farm Cottage.

The key considerations in the determination of this application are as follows:

- Implications on DC Core Policy C3 and Housing Policy H8
- Affect of the residential amenity of existing properties
- Design and scale of the development

Officer Recommendation

Planning Permission be REFUSED

Contact Officer	Tracy Smith	01249 706642	tsmith@northwilts.gov.uk
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Proposal and Site Description

The proposal seeks to provide a single storey extension to Rookery Farmhouse. The extension would have a ridge height of 4.7 metres (broadly level with the top of the first floor window of the main house) and would extend out by 13 metres.

Rookery Farmhouse comprises a large semi-detached farmhouse with Rookery Farm Cottage directly adjacent. The garden to the cottage is situated immediately to the north of the dwelling, adjacent the proposed extension.

Planning History		
Application number	Proposal	Decision
08/337FUL	<p>Extension.</p> <p>The officer was minded to refuse the application due to its scale and design being out of keeping with the host dwelling and on the grounds of the overbearing impact the scheme would have on the neighbouring property.</p> <p>The applicant was advised to reduce the extension in terms of its ridge height and also reduce its length to no more than 6 metres.</p> <p>This could not be agreed with the applicant in the timescale required and the application was withdrawn.</p> <p>Prior to the submission of the above application, pre-application advice was sought by the applicant for an extension some 12.5 metres in length. Advice was given based on the plans that the extension was not in keeping with the host dwelling and was unlikely to receive officer support.</p>	Withdrawn

Consultations

Hankerton Parish Council - support.

Representations

One letter of objection received on the following grounds:

- Has a detrimental impact on objector's south facing garden
- Extension will double size of original building.

Planning Considerations

Principle of development

Residential extensions are permitted under Policy H8 so long as relevant criteria are satisfied:

Of relevance to this application are:

- i) in keeping with the host dwelling in terms of scale, form, materials and detailing;
- ii) it does not result in unneighbourly development, which would result in loss of light, overshadowing, loss of privacy, oppression or other harm to amenities of occupiers of either adjacent dwellings or the application property itself

Character and appearance of the existing dwelling

Hankerton Farmhouse is a large semi-detached property set within large grounds. The existing dwelling is part two storey and two and a half storey. The proposed extension (on land currently comprising garden) whilst only being single storey would overly dominate the south eastern elevation of the property by reason of its length and design. The frontage of the main house is some 20 metres whilst the extension is 13 metres.

The scheme has been designed to give the appearance of an agricultural outbuilding. Given the existing form of the farmhouse, such a relationship with an outbuilding would not have been characteristic, particularly in light of the location of the substantial garden to the front and side of the building which provides its setting.

For this reason the extension is considered to be detrimental to the character and appearance of the host dwelling contrary to Policy H8.

Impact on Residential Amenity

The proposed extension would be sited adjacent to and to the south of the garden serving Rookery Farm Cottage. The boundary between the garden at the extension comprise a stone wall some 1.8 metres in height.

That part of the garden closest to the cottage is considered to be the most sensitive. It is noted that due to the historical relationship between the Farmhouse and Cottage, this area of the garden serving the cottage is overlooked by the Farmhouse.

The proposed extension will run along the length of the majority of the garden serving the cottage and will be some 4.3m in height. This height would take the extension up to the top of the first floor window in the gable elevation.

It is considered that by reason of the scale and height of the extension it would have an overbearing impact on the residential amenity of Rookery Farm Cottage contrary to Policies C3 and H8 of the Local Plan.

Recommendation and Proposed Conditions/Informatives

REFUSE for the following reasons:

1. The proposed extension by reason of its scale, design and siting would be out of keeping with the host dwelling and would have an overbearing impact upon the residential amenity of Rookery Farm Cottage contrary to Policies C3 and H8 of the North Wiltshire Local Plan 2011.

Informative

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

Site location plan; drwg Nos LPC/2059/1; LPC/2059/2A; LPC/2059/3B; LPC/2059/4B all received by the local planning authority 23.5.08; Block Plan received by the local planning authority 4.7.08; and Drawing Nos ag4748 1 to 4 – shadow diagrams received by the local planning authority 28.7.08

Appendices:	<ul style="list-style-type: none">• NONE.
Background Documents Used in the Preparation of this Report:	<ul style="list-style-type: none">• 1.20 4.03 5.01