

**Planning Application Reports
Regulatory Committee**

December 11th 2008

List of Applications for Consideration

1. K/59513/F (page 10)

Full planning application for: Application for change of use from agricultural land to Recreational (Football Pitch) and siting of mobile changing room structure and WC. Together with hedge planting (native species) and reinforced grass parking area

At: Field Adjacent to Manor Farm Coate DEVIZES SN10 3LP

RECOMMENDATION: Refuse

2. K/59611/F (page 18)

Full planning application for: Construct a single detached dwelling and extend existing pub to provide improved restaurant facilities.

At: Red Lion Ermin Street Baydon Wiltshire SN8 2JP

RECOMMENDATION: Approve with Conditions

3. K/59520/LBC (page 27)

Full planning application for: Two storey rear extension

At: 21 and 22 Stokke Common Great Bedwyn Marlborough Wilts SN8 3LL

RECOMMENDATION: Refuse

4. K/59521/F (page 34)

Full planning application for: Two storey rear extension

At: 21 and 22 Stokke Common Great Bedwyn Marlborough SN8 3LL

RECOMMENDATION: Refuse

APPLICATION NO: K/59513/F
PARISH: BISHOPS CANNINGS
APPLICATION TYPE: Full Planning
PROPOSAL: Application for change of use from agricultural land to Recreational (Football Pitch) and siting of mobile changing room structure and WC. Together with hedge planting(native species) and reinforced grass parking area
SITE: Field Adjacent to Manor Farm Coate DEVIZES SN10 3LP
GRID REF: 403853 162214
APPLICANT: Bishops Cannings Youth Football Club
AGENT: Mr Nigel Keen
Digby Rowsell Associates
DATE REGISTERED: 26/09/2008
CASE OFFICER: Rachel Yeomans

SITE & LOCATION

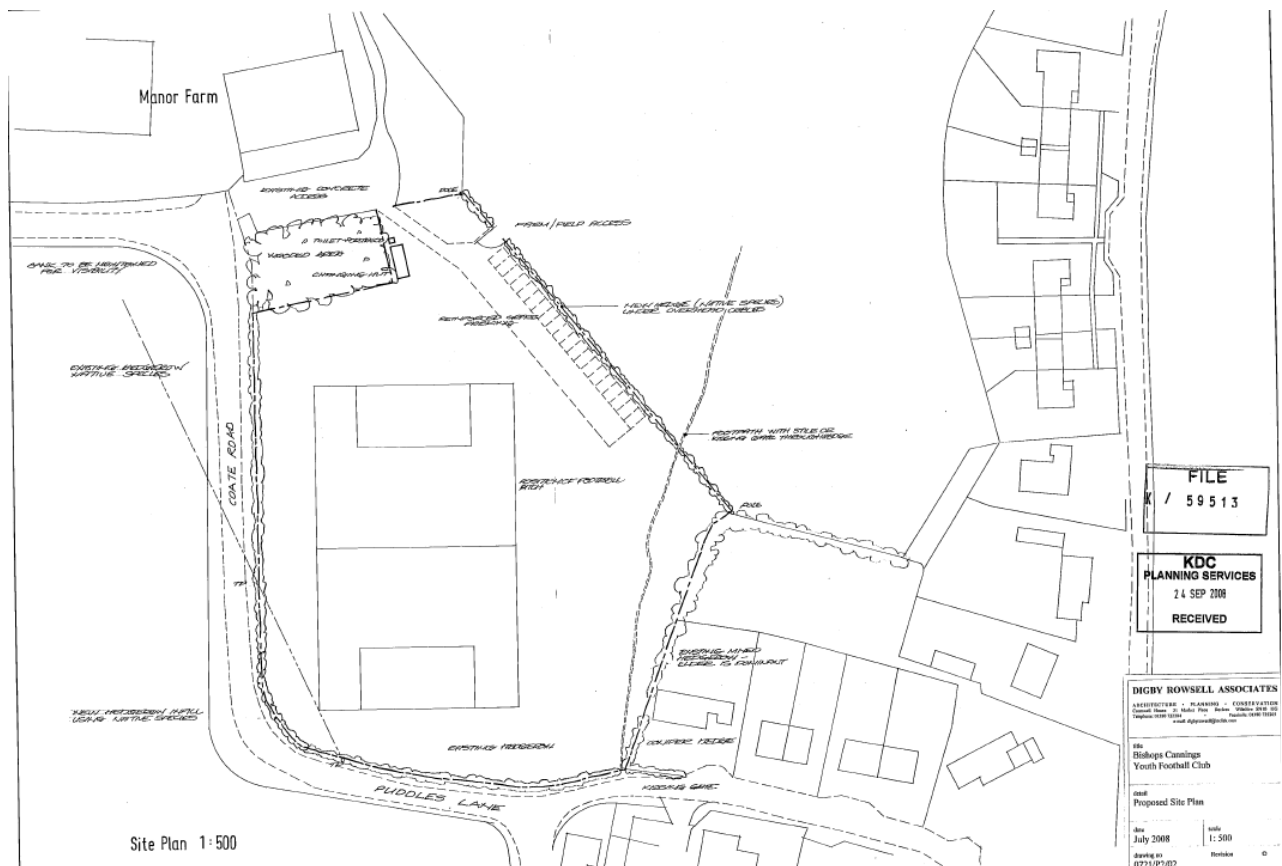
The application site can be accessed by proceeding from Devizes along London Road, east in the direction of Marlborough. Before reaching the Total garage and Le Merchant Barracks, turn right at the roundabout into Windsor Drive. Proceed past the first left turning over the canal (Coate bridge) and take the next turning left towards Coate. Follow this road, for approximately 1 mile until you get to a sharp right hand bend with the entrance to Manor Farm and the adjacent yard on the left hand side, on the apex. The proposed access to the site carries straight on through the existing concrete yard, then through the existing gateway to the right at the end of this yard. After the apex in the road where the proposed access is located, the main road serving Coate runs along the perimeter of two sides of the proposed football field before entering the village. Access can also be obtained by the public footpath to the southeast corner of the site. The site itself is at a slightly higher level than the level of the road and is relatively flat. The boundary between the road is largely demarcated by mature hedging and shrubs. One section is more open, with double metal agricultural gates and post and wire fencing and offering views into the application site.

SITE HISTORY

There is no relevant site history for this site, however planning permission was granted for a similar football field, changing room structure and WC on their previously leased site at land adjacent to the New Inn, Coate, under original reference K/57467/F on 8th November 2007.

DESCRIPTION OF DEVELOPMENT

The application proposes the change of use from agricultural land to recreational (Football pitch) and the siting of a mobile changing room structure and a mobile WC. A reinforced grass parking area and associated landscaping are also proposed.



Location of playing field in relation to nearby houses

PRINCIPAL AMENDMENTS MADE FOLLOWING SUBMISSION

No amendments have been made since the submission of the application. The applicant has been given ample opportunity to consider whether they would be happy to accept a condition restricting the hours of use. Your officer indicated that they may wish to consider whether matches were necessary on both Saturdays and Sundays or whether the Sunday matches could be rescheduled or held elsewhere to avoid disturbance on both weekend days on some weekends during the winter. No response has been received at the time of writing and any that is, shall be reported as a late item at committee.

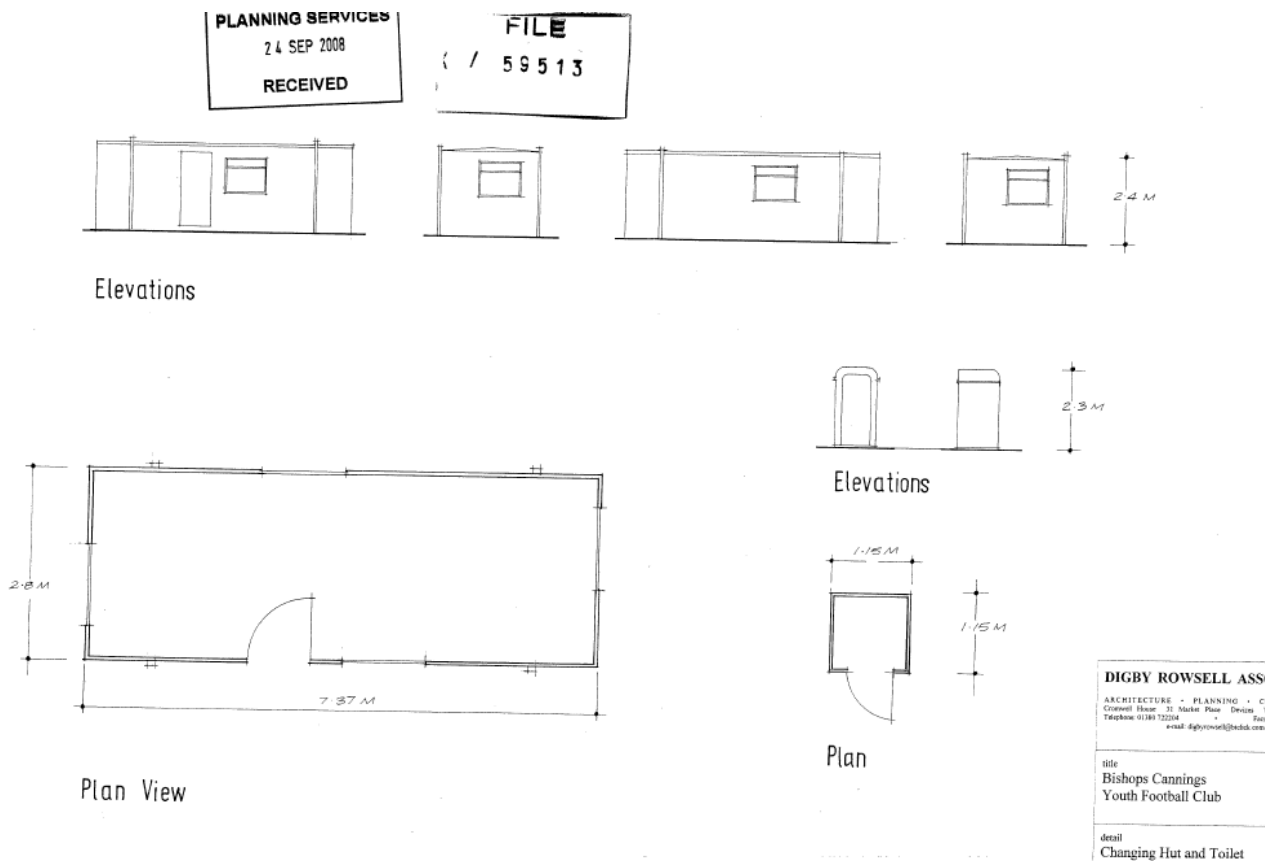
PARISH COUNCIL COMMENTS

The parish council object to the application on grounds that the proposal would;

- i) Adversely affect residential amenity (indicated by level of objection)
- ii) Increase dependence on private car usage

- iii) Adversely affect the rural character, tranquillity and environmental quality of the village and is out of scale with the village.
- iv) Adversely affect the landscape
- v) Raise concerns about the safety of the access and egress through a private yard

Their detailed comments can be viewed in full on the planning file or via the Council's website.



CONSULTATIONS

Landscape & Forestry Officer – No objection subject to conditions to cover a full landscaping scheme to include new hedging, gapping up of the hedge and construction of the playing surface, protection of existing trees during construction and no external lighting or overnight parking.

Rights of Way Officer – No comments – confirmed no objection.

Wiltshire County Highways (MW) – No objection subject to parking spaces being provided and retained for the proposed use and the applicant being advised that the verge at the site access should be kept trimmed to near ground level, when the use is in operation.

District Ecologist – No objections

Environmental Health – No objections, and clarified this is not a matter controlled through environmental health legislation unless the noise is amplified sound. No formal complaints received in relation to the use of the previous site.

REPRESENTATIONS

1 petition has been received in support of the application containing 51 signatories.

25 letters of support have been received from 11 residences. Their main reasons for support are as follows;

1. The majority of these letters refer to the benefits of playing sport generally and in providing additional facilities for children, encouraging healthiness, working as a team etc.
2. Despite the fact that the majority of the current members do not come from Coate, they do come from the local area.
3. Other sites have been considered but have not been suitable/ available.
4. The Club have respect for the local community and have altered their original proposals to take account of local concerns.

63 letters of objection have been received from 39 residences, the vast majority of whom, reside within the village of Coate.

2 petitions expressing objection to the application have been submitted, one with 98 signatures and the other with 41 signatures. It should be noted that a number of the signatories do not come from Coate, and some do not reside within the Devizes area.

The objectors principle concerns can are summarised below, however many of the representations are very detailed and are available to view in full via the Council's website or on the working file.

1. Noise and Disturbance

- Impact on residential amenity caused by noise and disturbance of whistles, shouting and traffic. Some objectors consider this amounts to a 'nuisance' and a number of representations refer to the very low background noise currently in the village. The frequency of this noise, being for two evenings a week and a Saturday morning throughout the summer months and many Saturday and Sunday matches throughout the winter months together with being in close proximity to residences with no noise break, would compound this issue.
- No fencing is proposed to prevent balls entering nearby properties, however any fencing fulfilling this purpose would be unsightly. The site is therefore unsuitable.

- The villagers have the benefit of ‘hindsight’ in that the level of activity, noise and disturbance resulting at the previous site was not acceptable and resulted in the club being evicted.
2. Landscape, Visual Amenity, Biodiversity and Ecology
- Rural views would be interrupted and any levelling and mowing would adversely affect the character of the landscape and its natural beauty, which is particularly important in this Area of Outstanding Natural Beauty.
 - The cabin structure and portaloo would be an eyesore.
 - Flora, fauna and biodiversity in general would be adversely affected by the scheme and regular mowing. In particular, this may harm great crested newts and their habitats which are a protected species.
3. Highway Safety, Sustainability & Safety in General
- Insufficient parking is provided even to cater for the numbers stated, and this may well increase substantially. This is likely to lead to people parking on verges resulting in damage and increased risk to highway users.
 - The access and egress is unsafe, being a shared access on the apex of a steep bend and close to a further blind bend.
 - Increased journeys by car will inevitably result, increasing the traffic and therefore risk to other highway users including cyclists, walkers and horse-riders.
 - The access and corner of the field floods which increases risks further.
 - The public footpath and associated informal activities of dog-walking and children playing will be detrimentally affected.
4. Need/ Availability of Alternative Sites
- Alternative sites have been suggested at Cannings Hill, All Cannings School, Bishops Cannings School, Green Lane, Devizes Football Club and Avebury. No further requirement for recreation space has been recognised in planning guidance and these sites are not in greenfield locations.
 - The village already has its fair share of recreation space, already having a cricket ground in close proximity to this site.
5. Other Matters
- There appears to be a discrepancy between member numbers previously stated (80) and current member numbers (36). It is unlikely that the estimations for journeys and parking provision have been accurate. The outcome of the application must therefore be based on worst case scenario and is not acceptable.
 - The presence of power lines nearby is a health and safety concern
 - The field is unhealthy for children to use due to its use by animals.
 - The proposals may disturb archaeological remains.
 - Concerns have been raised about increasing the numbers of pitches, hours of play and ages, and also of subletting to other users.

- The strength of feeling in this small village is very high, with only 2 people writing in support of the scheme from Coate itself.
- The use will result in litter and an unclean toilet as per the previous site.
- If the application is permitted, it may increase the chances of it being developed for residential use.

POLICY CONSIDERATIONS

Kennet Local Plan 2011 – policies PD1 (General Development and Design) and NR7 (Protection of the Landscape) and national guidance contained in Planning Policy Guidance Note 17: Planning for open space, sport and recreation and Planning Policy Statement 9: Biodiversity and Geological Conservation are relevant. The site lies within the North Wessex Downs Area of Outstanding Natural Beauty. Some representations have referred to Local Plan Policy TR17, however this has not been ‘saved’ under policy changes which came into effect in 2007.

PLANNING OFFICERS COMMENTS

The following issues are considered relevant to the determination of this application; (a) the principle of development; (b) visual impact of the development on the landscape; (c) highway safety and parking arrangements; (d) neighbour amenity

Principle of development

Planning Policy Guidance Note 17 – Planning for open space, sport and recreation (PPG17) permits the principle of new small-scale recreation facilities to meet the needs of the community, in locations such as this. PPG17 also sets out criteria against which such proposals should be considered, including a requirement that the proposal must not result in significant harm to visual and neighbour amenity or highway safety. These criteria are also set out in the council’s own policies, particularly policies PD1 and NR7. Planning Policy Guidance Note 24 – Planning and noise (PPG24) is also relevant to the consideration of this application.

Visual impact of the development on the landscape

The site, which is located on the edge of the village in an existing field, is prominent from some viewpoints along the road and the public footpath. Some wider viewpoints would also be afforded across this relatively open site. However, the proposed native hedging together with the proposed gapping up of some of the boundary hedging would help to mitigate some of the wider views and would also screen the car parking area from the north east. Whilst the mowing of the pitch would affect the character of the land this in itself is not considered significantly detrimental to visual amenity or the Area of Outstanding Natural Beauty. The changing room and WC structures are relatively modest in terms of scale and although utilitarian in appearance are sited such that their impact is minimised, being sited against a backdrop of vegetation and partially screened by additional hedging. The changing room cabin is proposed to be finished in green to help it blend with surroundings.

It is considered that in view of the above factors, the development would not result in significant harm to visual amenity or the wider landscape subject to additional landscaping being provided and the existing vegetation protected. It is also recommended that due to the nature of construction of the changing cabin and WC, a condition could be imposed permitting temporary permission for these structures, in order that the Council can review the situation in another three years.

Highway safety

The highway authority has raised no objection to this scheme subject to a condition requiring the proposed car parking to be provided. They have also asked for the applicant to be advised that they need to keep the verge on the inside of the bend on the Coate Road trimmed to near ground level.

Concern have again been raised that there is insufficient car parking proposed on the site but officers consider the formal area of parking proposed for 20 cars is adequate, particularly when it is considered that there is further space on site for any overflow car parking. The scheme is therefore considered acceptable in terms of both parking provision and highway safety.

Neighbour amenity

Only one dwelling directly adjoins the application site, however a number of dwellings back onto the field within which the site is located. It is these neighbours that would experience any noise and disturbance emanating from the training and match activities and from the vehicles associated with the proposed use. The pitch has been located to try and minimise this impact, and the proposed hedge adjacent to the parking area would help to provide some screening.

The previously approved application at land adjacent the New Inn for a football ground, was permitted directly adjoining considerably more dwellings. Since the approval of this previous application, it is understood that the landlords have leased the land to another party. The level of objection to this application has however, been significantly greater, than the previous one with widespread concerns expressed about noise and disturbance levels. Those concerns relate particularly to the noise created by matches and general disturbance including the volume of traffic, together with the extent of the activities including the numbers of members and frequency of training and matches. Many of these letters are from local residents who cite the Club's use of the previous field as the source of their concerns.

The Club's activities on the previously approved site have clearly given rise to a significant level of objection to this application and these objectors have no reason to consider the Club's use of this proposed site will be any different. Concerns have been expressed about the extent of their use of the site as whilst the club states it currently has 36 players for the leagues, at the time of the last application, it stated that it had 65 players. Matches would also attract opposing teams, officials and supporters of both sides.

Notwithstanding the difference in the claimed player numbers the key consideration is whether the level of activity will cause significant harm to the amenities of the occupiers of the neighbouring properties. Some objectors may have interpreted the matches as all being 90 minutes in duration with 11 players per side, however it should be noted that many of the matches are 20 and 40 minutes long, with as few as 5 players per side. However, whilst matches may be shorter than for adult games, the frequency of the use of the land is a key issue.

The applicants have advised that training will be on Saturday morning and Tuesday and Thursday evenings. Matches will then take place on both Saturday and Sunday mornings for a total of five weekends from September to November. Match times beyond November will be on a similar frequency although the final dates have not yet been arranged for all matches.

This issue is certainly finely balanced but officers have concluded that, having regard to the location of the playing field in a small village where background noise levels are very low, the proposed use would result in significant harm and loss of amenity to nearby residents. Refusal of planning permission is therefore recommended.

RECOMMENDATION

Refuse

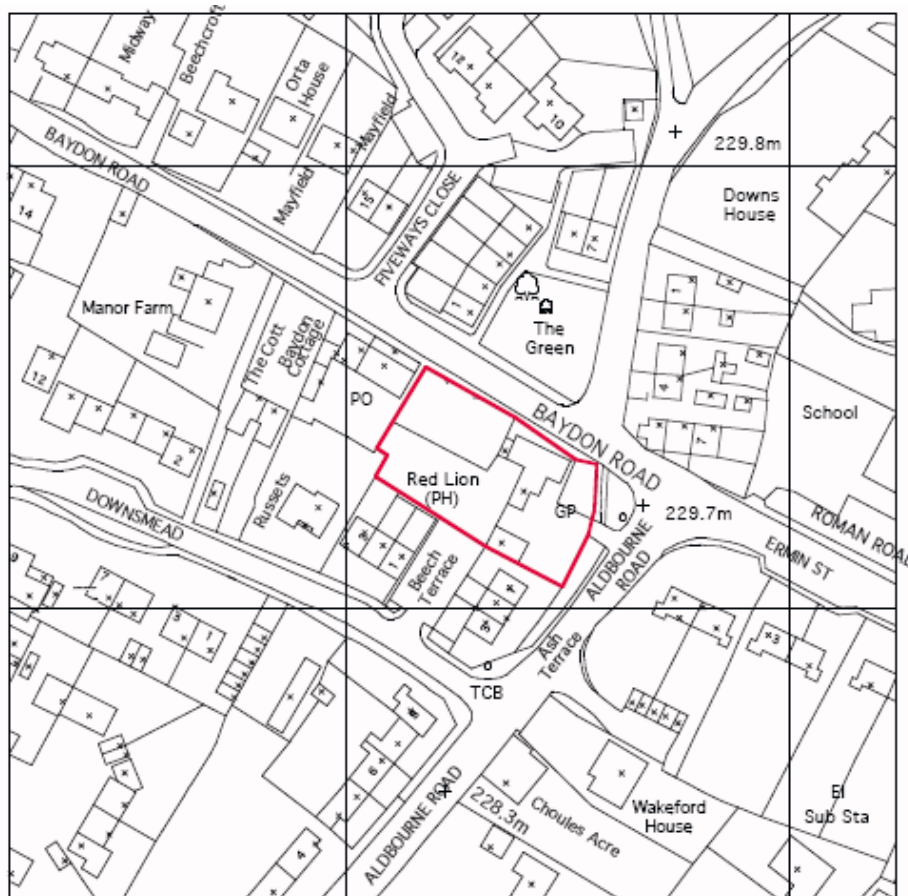
- 1 The proposed football field would give rise to noise and disturbance which would result in significant harm to the occupiers of nearby residences. This is contrary to policy PD1 of the adopted Kennet Local Plan 2011 and advice contained within national Planning Policy Guidance Note 17: Sport and Recreation and Planning Policy Guidance Note 24: Planning and Noise.

APPLICATION NO: K/59611/F
PARISH: BAYDON
APPLICATION TYPE: Full Planning
PROPOSAL: Construct a single detached dwelling and extend existing pub to provide improved restaurant facilities.
SITE: Red Lion Ermin Street Baydon Wiltshire SN8 2JP
GRID REF: 428040 178027
APPLICANT: Alliance Trust Sipp-Lloyd, Kay & Kay
AGENT: Mr Andrew Sargent - Fulcrum Building Design Ltd
DATE REGISTERED: 20/10/2008
CASE OFFICER: Gill Salisbury

SITE LOCATION

The site is situated in a prominent location within the village of Baydon at the junction of Aldbourne Road and Baydon Road/Ermin Street. The site is currently occupied by the Red Lion public house and is bound by residential development to the south and east, the village green and new residential development to the north and the Post Office to the west.

The site is within the defined Limits of Development and the designated Baydon Conservation Area.



Location Plan

SITE HISTORY

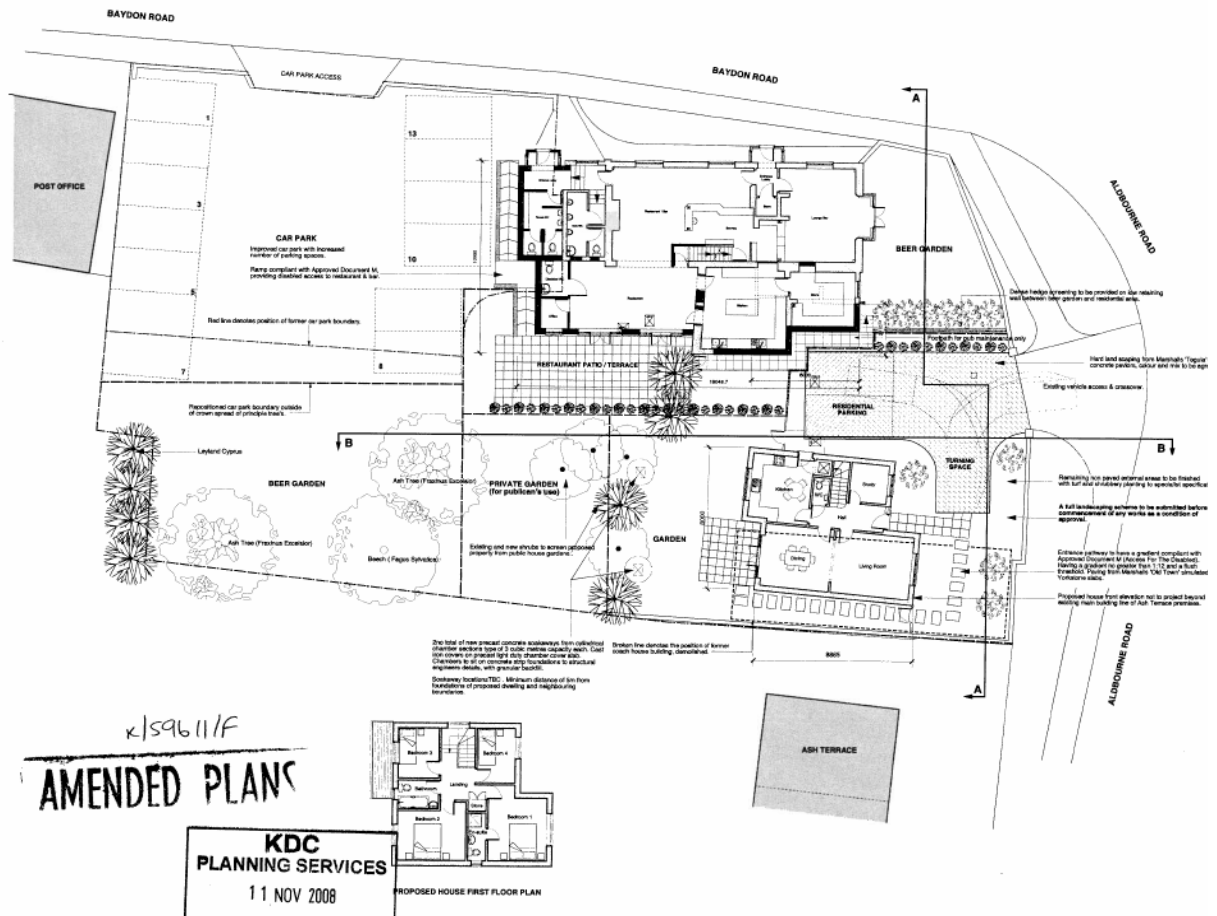
K/58748/F – A full application for the erection of two semi-detached dwellings and an extension to the pub to provide improved restaurant facilities was withdrawn in July 2008. This was due to concerns over the size, design and position of the dwellings, the design of the pub extensions and the impact that extensions to the pub would have on neighbour amenity.

DESCRIPTION OF DEVELOPMENT

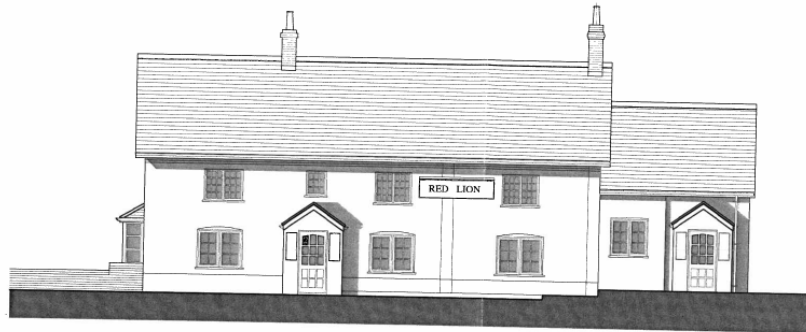
This is a full planning application for the erection of a dwelling and extensions and improvements to the existing public house.

The dwelling is proposed on land to the south of the pub. This land is within the curtilage of the public house but has been unused for a number of years and is surplus to the needs of the public house. The four bed dwelling is two storeys in height. The materials proposed are brick, flint, tile hanging and plain clay roof tiles with timber windows and doors. The dwelling will utilise the existing access off Aldbourne Road. Two off-street parking spaces and a turning area are proposed within the curtilage of the dwelling.

With regards to the public house, single storey rear extensions are proposed to accommodate a new restaurant, kitchen and stores. A side extension is also proposed to accommodate revised and updated toilet facilities and a dedicated restaurant entrance. Materials will match the existing building. Improvements to the public house car park are also proposed which will provide five additional parking bays. Access to the public house will remain from Baydon Road.



Block Plan



FRONT ELEVATION

KDC
/ 05

KDC
PLANNING SE
16 OCT
RECEIVED



REAR ELEVATION

Proposed front and rear elevations – Red Lion



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

Proposed side elevations – Red Lion



Site Section



Elevations – proposed dwelling

PRINCIPAL AMENDMENTS MADE FOLLOWING SUBMISSION

The car parking area to the west of the public house has been amended to address the concerns of the Landscape and Countryside Officer to ensure that the extension to the pub car park will not affect the Root Protection Areas of trees in the beer garden.

ADDITIONAL STATEMENT BY THE APPLICANT

The applicant has submitted a Design and Access Statement in support of their application. This document states the following:

The Red Lion Public House provides an essential service to the local community and to people from outlying areas. Its development has the potential to provide an improved restaurant and public house facility, a community meeting point as well as a conduit for the provision of community services. The character of the site would not be compromised by the proposals and would benefit in being a more attractive proposition to passing trade. The street elevation of the proposed dwelling would enhance the street scene by replacing the currently untidy pub grounds and yard area at the rear. The proposals would provide a more consolidated public house with restaurant and adequate parking. To the outside the beer gardens would be retained suitable for family use with a small section of garden retained for the use of the tenants. The proposed development will have the benefit of a single four bedroom detached family home providing additional accommodation within the village.

The full document is available to view on the working file.

CONSULTATIONS

Baydon Parish Council – Object on the grounds that the building of one large house does not serve the needs of the village. The community would be better served by two smaller houses. The dwelling proposed would be an overdevelopment of the site which is in a conservation area.

There is no objection in principle to housing of an appropriate size and design provided the pub is also delivered and remains open. A S.106 is recommended to ensure that the housing cannot be built without the pub being developed and remaining open.

WCC Highways – No objection subject to a condition to ensure that the parking and turning areas are kept clear of obstruction and not used other than for the parking and turning of vehicles in connection with the permitted development.

KDC Environmental Health – A condition limiting the level of noise generated by the extension of the public house is recommended to ensure that no disturbance is caused to local residents from kitchen extracts or cooling units etc.

KDC Conservation – No objection. Together with the amendments that have been made since the previous submission, the overall scheme should now preserve the character and appearance of the conservation area and improve the appearance of the site.

KDC Engineering and Design – No objection subject to the driveway and car park being constructed of permeable materials.

KDC Landscape and Countryside Officer – No objection to the proposed dwelling subject to landscaping to reduce its impact from Aldbourne Road.

Thames Water – No objection. Recommendations are made with regards to surface water drainage and the disposal of oils, fats and grease from the pub which are included as informatives at the end of this report.

REPRESENTATIONS

Three letters of representation have been received from neighbouring residents. Of these, one objection is raised to the proposed dwelling on the grounds that this will be an overdevelopment of the site which is in a conservation area. The other two letters are supportive of the proposed dwelling and comment as follows:

- This is a much improved application especially in relation to the proposed housing on site which is much more to scale with the size of the site. Two stories are the maximum that could possibly suit the location and the size of the site means that a single dwelling is much more appropriate.
- Overall the application presents no problems but consideration should be given to planting along the car park boundary with Beech Terrace to ensure privacy and noise reduction.

No objection is raised to the extension to the pub.

POLICY CONSIDERATIONS

Kennet Local Plan policies PD1 (Development and Design) and HC22 (Villages with a Range of Facilities) are relevant to the consideration of this application. Central Government planning guidance contained in PPG15 (Planning and the Historic Environment) is also relevant to this application.

PLANNING OFFICERS COMMENTS

Objections have been received to this application on the grounds that the proposed dwelling would constitute an overdevelopment of the site which is in a conservation area.

The proposed dwelling is not considered to be an overdevelopment of the site. The size of the plot is more than capable of accommodating a dwelling of the size proposed. The dwelling itself sits comfortably towards the centre of the plot with enough space remaining to accommodate two off-street car parking spaces, a turning space, a small front garden, side access to the rear of the property and a private garden. As such the proposal cannot be said to be a cramped overdevelopment of the site.

The site is within the designated Baydon Conservation Area. The dwelling has been designed to take into account its sensitive location. It has a traditional appearance and the proposed use of brick, flint, hung plain clay tiles to the gable end and dormer and plain clay tiles to the roof are characteristic of the local area and in keeping with other traditional buildings in the village. The use of good quality materials will further help give the house a traditional appearance and can be controlled by condition, should the Committee be minded to grant consent.

In light of the above it is considered that the proposed dwelling will preserve the character and appearance of the conservation area. In addition, it will also improve the appearance of this part of the site which has become underused and unkempt in recent years, being surplus to the requirements of the public house.

The Parish Council have commented that the needs of the community would be best served by two dwellings on this site. The application is, however, for one dwelling and it is the merits of this scheme that should be considered. A previous application for two dwellings on this site was withdrawn due to concerns that the size and scale of the development would be harmful to the character and appearance of the conservation area.

The Parish Council have also requested a S.106 agreement to ensure that the housing cannot be built without the pub being developed. Whilst the concerns of the Parish Council are appreciated, this is not a reasonable request. This is because the erection of a dwelling on this site is acceptable in its own right separate from the proposals for the pub as the site lies within the defined Limits of Development for Baydon where Policy HC22 is supportive of limited additional housing provided that the development is in harmony with the village in terms of its scale and character.

The application would not have an adverse impact on the privacy of neighbouring properties or a detrimental impact on highways safety. The proposed extension to the public house is also acceptable as it is well designed, in keeping with the existing building and will not result in any harm to the character and appearance of the conservation area.

RECOMMENDATION

Approve with conditions

- 1 The development hereby permitted shall be begun before the expiration of three years of the date of this permission.

REASON:

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2 This permission relates to the scheme of development as submitted except insofar as amended by the revised site plan number 182/08-09 Rev B received on the 11th November 2008.

REASON:

For the avoidance of doubt as to the development authorised since the proposal originally submitted has been amended during the course of its consideration.

- 3 Before development commences on the construction of the dwelling details of the materials to be used for the external walls and roofs of the dwelling (including samples) shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

REASON:

To secure harmonious architectural treatment.

- 4 The materials to be used in the construction of the external surfaces of the extensions approved to the public house shall match in colour and texture those used in the existing structure.

REASON:

To secure harmonious architectural treatment.

- 5 Notwithstanding the submitted details, before the construction of any boundary walls or fences is commenced details of the design, height, position and materials of which they are to be constructed shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

REASON:

In the interests of visual amenity.

- 6 No development shall take place until there has been submitted to and approved by in writing by the local planning authority a scheme of hard and soft landscaping. Soft landscaping details shall include species, sizes at planting, densities, location and numbers. Hard landscaping details shall include details of proposed surfacing for the residential parking and turning areas and the improved and enlarged car park. Notwithstanding the submitted details, the areas of hard surfacing shall be constructed of permeable materials.

REASON:

To ensure a satisfactory landscaped setting for the development and to ensure satisfactory surface water drainage.

- 7 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or the completion of the development whichever is the sooner; any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the local planning authority.

REASON:

To ensure a satisfactory landscaped setting for the development.

- 8 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of three years from the first occupation or the completion of the development, whichever is the earlier.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) All retained trees shall before any equipment, machinery or materials are brought on to the site for the purpose of the construction of the improved and enlarged car park area, be enclosed in accordance with British Standard 5837 (2005) Trees in Relation to Construction at the outer edge of the overhang of their branches by a chestnut paling fence (or other type of fencing agreed in writing by the local planning authority). The exact position of this fencing shall be first agreed in writing with the local planning authority. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON:

To enable the local planning authority to ensure the retention of trees on the site in the interests of visual amenity.

- 9 The area allocated on the approved plan for the parking and turning of vehicles for the approved dwelling shall be kept clear of obstruction and shall not be used other than for the parking and turning of vehicles.

REASON:

In the interests of highway safety.

- 10 The roof area above the single storey rear extension to the public house shall not be used as a balcony, roof garden or similar amenity area.

REASON:

In order to protect the privacy of nearby residential properties.

- 11 Noise levels generated by the operation of the extended public house shall not exceed 5dB(A) over the background noise level when measured at the boundary of neighbouring properties using the methodology outlined in BS 4142.

REASON:

To protect the amenities of nearby residential properties.

- 12 Before any work commences on site the ground floor slab levels shall be agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

REASON:

In the interests of visual amenity.

- 13 INFORMATIVE TO APPLICANT:

The applicant's attention is drawn to the contents of the email from Thames Water dated the 21st October 2008.

- 14 INFORMATIVE TO APPLICANT:

The Council is required to give a summary of the reasons for this decision and a summary of the development plan policies and proposals relevant to the decision. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the following policies and proposals in the Kennet Local Plan 2011 namely: policies PD1 and HC22 and Central Government planning guidance contained in PPG15: Planning and the Historic Environment.

APPLICATION NO: K/59520/LBC
PARISH: GREAT BEDWYN
APPLICATION TYPE: Listed Building Consent
PROPOSAL: Two storey rear extension
SITE: 21 and 22 Stokke Common, Great Bedwyn, Wilts, SN8 3LL
GRID REF: 426148 164643
APPLICANT: Mr Simon Stephens
AGENT: Michael Fowler Architects
DATE REGISTERED: 30/09/2008
CASE OFFICER: Gill Salisbury

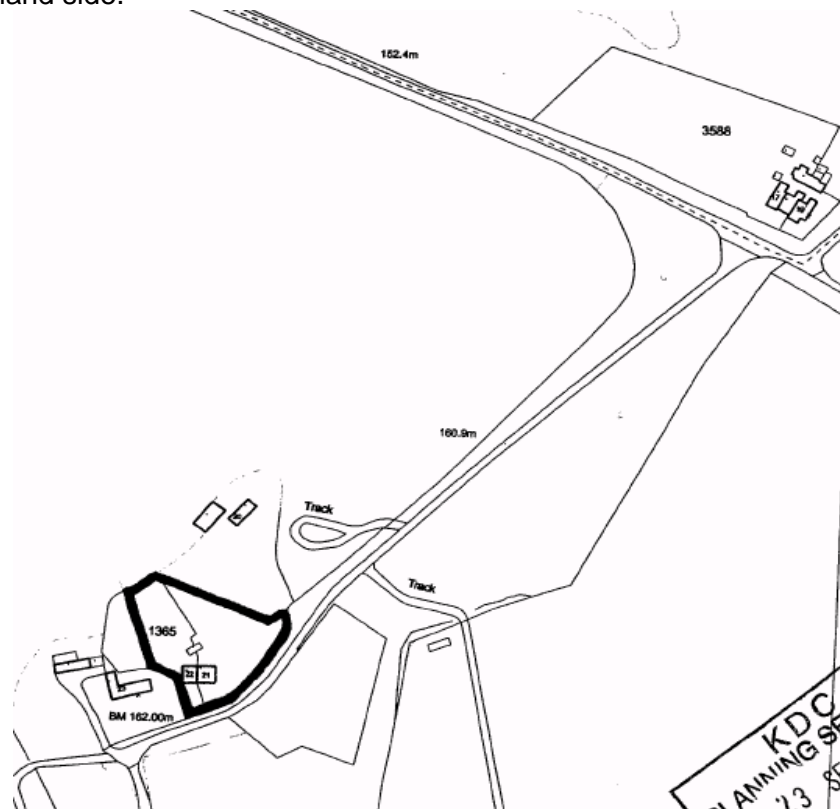
BACKGROUND

This application and the following associated application for planning permission are before the Regulatory Committee at the request of Cllr S Zweck.

SITE LOCATION

Nos. 21 and 22 Stokke Common comprise a modest pair of thatched cottages, in use as a single dwelling. The property is located in a remote location within a woodland clearing approximately one mile west of Great Bedwyn. The building is of architectural and historic interest and is listed at grade II.

To access the site from Great Bedwyn head north-west out of the village along Forest Hill. After half a mile turn left off the road onto a track marked as a public right of way. Follow this past Stokke Manor. The road then bends to the right. Take the first left after this bend. Follow the track for approximately 250m. The property is on the right hand side.



Location Plan

SITE HISTORY

K/18979 & K/18980/L – Planning permission and listed building consent were approved in July 1992 for a two storey rear extension at the eastern end of the property. This was not built.

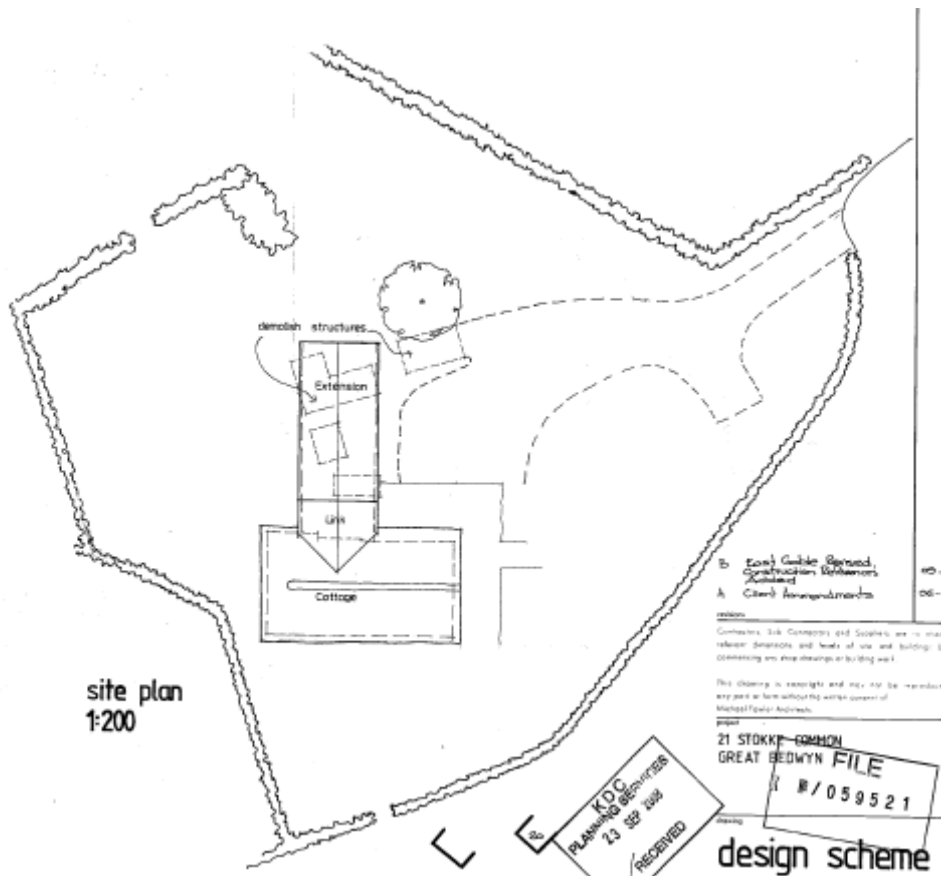
K/59003/F & K/59004/LBC – Applications for planning permission and listed building consent for a rear two storey extension were withdrawn in August 2008 due to concerns over the size, mass and location of the extension and the impact it would have on the character and historic fabric of this listed building.

DESCRIPTION OF DEVELOPMENT

This is a listed building consent application for the demolition of three small outbuildings and the erection of a two storey pitched roof extension to the rear of the building. The extension is proposed to be linked to the cottage between No's 21 and 22 by a one and a half storey link, also under a pitched roof.

It is intended for the new accommodation to be seen as a separate barn-like building connected to the original cottages by a link. The materials proposed are wood boarding above a brick plinth with natural slate to the roof.

The size and design of the extension is the same as that submitted and withdrawn earlier this year. Additional information has been submitted with regard to the construction of the extension.



Block Plan

CONSULTATIONS

Great Bedwyn Parish Council – No objection

KDC Conservation Officer – Objects on the grounds that the extension is very significant in terms of scale, mass and location. The addition would completely dominate the rear of the historic building and change the character from a modest works cottage within its historic woodland setting to a substantial 5-bed dwelling. The scheme will involve both a significant loss of historic fabric and, potentially, implications for the continuing structural integrity of this fragile structure. The proposals do not meet with the requirements of current legislation and policy.

REPRESENTATIONS

One letter of support has been received from the immediate neighbour.

POLICY CONSIDERATIONS

Central Government policy set out in Planning Policy Guidance Note 15: Planning and the Historic Environment is relevant to the consideration of this application.

PLANNING OFFICERS COMMENTS

The main considerations in respect of this proposal are the impact of the proposal on the character and setting of the listed building and the physical impact of the development on historic fabric and the structural integrity of the building.

Impact on character and setting

The cottages are listed as a good example of pair of small scale, humble, workers dwellings. Key features include their setting within the clearing, their modest scale and simple linear form and their largely uninterrupted thatched roof including the rear catslide which is typical of the thatch tradition within the area.

The size of the proposed extension is very significant, and in terms of its scale and mass the extension will virtually match that of the existing historic building. The extension will visually dominate the rear elevation of the property and fundamentally alter the character of the cottages as a pair of small scale, humble workers dwellings. The proposal is therefore contrary to the advice contained in Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15) that “modern extensions should not dominate the existing building in scale, material and situation”. In addition, the location of the extension to the centre of the rear roof slope will disrupt the essential linear form and uninterrupted expanse of thatch, fundamentally changing the character of the building and its relationship with its setting.

The applicant suggests that the extension should be viewed as a “converted barn” There is however little historic precedent for substantial agricultural buildings attached to farmhouses within this area and, in any event, the property is not a farm. It is difficult therefore to concur that the extensions could be seen as a logical or traditional form of incremental growth to the property. The design approach is out of keeping with the existing pair of modest thatched cottages and is considered to be detrimental to the character of the listed building. The proposal is therefore contrary to PPG15 (C2) which states that each building has its own characteristics related to an original or subsequent function which should as far as possible be respected when proposals for alterations are put forward.

It should be noted that whilst a two storey extension has previously been approved at this site, the current proposal is for a structure which is virtually twice the size of the previous approval. The current proposal will therefore have a considerably greater impact on the character of the building than the previously approved scheme.

Physical impact

Central Government Policy in PPG15 states at paragraph 3.4 that applicants should provide the local planning authority with full information to enable them to assess the likely impact of their proposals on the special architectural or historic interest of the building and its setting. Despite the addition of some further information, the physical impact of the proposals including the loss of historic fabric and implications for the structural integrity of the existing building remain unclear. The new applications suggest that an assessment of the outbuildings to be removed (which show as present on the 1880 OS Map) has been added. This information however has not been received.

In terms of the junction between the old and the new structures the true situation is difficult to assess due to an absence of good quality sections at a reasonable scale. It would appear however that the current proposal fails to take account of the quite significant difference in first floor levels between the eastern and western sections of the building and that, as a result, amendments will be required in order to effect the link and achieve the required headroom.

There is also no independent structural assessment of the existing building and its capabilities or of the implications of the redistribution of the existing loads that are implicit in the scheme for the continuing structural integrity of this fragile building.

In terms of historic fabric itself, linking the extension to the existing house will require the removal of a section of the rear wall of the main structure and wall plate as well as an area of thatch. In addition it remains a proposal to remove the current rear staircase which although heavily repaired, records the form and layout of the late C18/early C19 arrangement as well as the remnants of its fabric. This is contrary to advice contained in PPG15 which stresses the importance of ensuring the survival of as much historic fabric as possible and that old work should not be sacrificed merely to accommodate the new. The loss of the staircase is also contrary to paragraph C.58 of PPG15 which notes that *“Interior plans and individual features of interest should be respected and left unaltered as far as possible. Internal spaces, staircases...are part of the special interest of a building and may be its most valuable feature.”*

In terms of justification, one reason put forward by the applicant to justify the extension is that it is required to provide additional accommodation for the applicant's family and to accommodate basic modern services and layout. The applicant argues that putting modern services such as the kitchen and bathroom into an extension will allow the old cottage to be retained with less disruptive layout and character changes which will allow the existing fragile building to be maintained in its present state.

Whilst sympathetic to the applicant for whom the extension is clearly desirable, the personal circumstances of any particular individual are of limited duration in the context of the lifespan of an historic building. Consents go with the land and weight must be given to the long-term interests of maintaining the character and historic qualities of this grade II listed building. In this instance it is not considered that the

applicant's personal circumstances provide an overriding justification for the proposed works as they do not outweigh the harm that would result to the character and historic fabric of the listed building. Given that the building has been used as a single dwellinghouse without the need to construct such a large extension, it is also difficult to conclude that there is an overwhelming requirement for an extension of this scale in order to secure the future preservation of the building.

The applicant also suggests that the extension is required to secure the future of the building as a family home rather than a second or weekend home. It should be noted however that it is beyond the scope of the planning system to deliver such outcomes. Approving a large extension to any property can neither ensure that existing occupants remain in situ nor ensure that, if sold, the property will be bought by a family or for use as a full time residence.

CONCLUSION

The proposed extension is very significant in terms of scale, mass and location and would dominate the rear of this grade II listed building. The character of the existing building would be completely changed from modest workers cottages to a substantial 5 bed house. Assessments of the physical and structural impact of the scheme have not been fully worked up and the development would result in a loss of historic fabric. Consideration has been given to the applicant's personal circumstances, however, in this instance these do not provide an overriding justification for the harm that would be caused to the fabric and character of the protected building. The proposal therefore does not comply with Central Government planning policy set out in PPG15.

RECOMMENDATION

Refuse

1. The proposed development, by reason of its size, siting and design, would dominate the rear elevation, disrupt the essential linear form and uninterrupted expanse of thatch, and fundamentally change the character of this pair of small-scale, humble, former workers dwellings to the detriment of their character and appearance and their recognised importance as historic grade II listed buildings. The proposal is therefore contrary to Central Government planning guidance set out in PPG15: Planning and the Historic Environment.
2. The proposed link would result in the loss of a section of historic rear wall, wall plate and an area of thatch resulting in loss of historic fabric. In addition, the proposal would remove the current rear staircase that records the form and layout of the late 18th/19th century arrangement of the building thereby significantly altering the buildings historic plan form. As such the proposal is considered harmful to this grade II listed building and contrary to Central Government planning policy guidance contained in PPG15.
3. The justification provided in support of this application is not sufficient to override the harm that would be caused to the fabric and character of this protected building. The proposal, therefore, does not comply with Central Government planning policy set out in Planning Policy Guidance note no. 15.
4. The application contains insufficient information to enable an accurate assessment of the impact of the proposed works on the listed building. In particular, no assessment of the outbuildings to be demolished has been submitted, no section plans of the link taking into account the significant difference in first floor levels between the eastern and western sections of the

building and an independent structural assessment of the building and its capability to accommodate the development or the implications of the redistribution of existing loads for the structural integrity of this fragile building. As such the proposal is contrary to Central Government planning guidance contained in PPG15: Planning and the Historic Environment.

APPLICATION NO: K/59521/F
PARISH: GREAT BEDWYN
APPLICATION TYPE: Full Planning Permission
PROPOSAL: Two storey rear extension
SITE: 21 and 22 Stokke Common, Great Bedwyn, Wilts, SN8 3LL
GRID REF: 426148 164643
APPLICANT: Mr Simon Stephens
AGENT: Michael Fowler Architects
DATE REGISTERED: 30/09/2008
CASE OFFICER: Gill Salisbury

BACKGROUND

This planning application is associated with the previously reported application for listed building consent K/59520/LBC, and is before the Regulatory Committee at the request of the local ward member, Cllr Zweck.

The following information is all as reported under K/59520/LBC;

- Site location
- Site history
- Additional statement by the applicant.

The description of the development is also the same with the exception that this application is for full planning permission for the erection of a two storey rear extension as opposed to an application for listed building consent.

CONSULTATIONS

Great Bedwyn Parish Council – No objection

KDC Conservation Officer – Objects on the grounds that the extension is very significant in terms of scale, mass and location. The addition would completely dominate the rear of the historic building and change its character from a modest works cottage within its historic woodland setting to a substantial 5-bed dwelling. The scheme will also involve a significant loss of historic fabric. The proposals do not meet with the requirements of current legislation and policy.

KDC Landscape and Countryside Officer – No objection

Wiltshire Fire & Rescue Service – No objection. Fire safety recommendations are made.

REPRESENTATIONS

One letter of support has been received from the neighbouring property.

POLICY CONSIDERATIONS

Kennet Local Plan Policy PD1 is relevant to the consideration of this application as is Central Government planning guidance contained in Planning Policy Guidance Note 15: Planning and the Historic Environment.

PLANNING OFFICERS COMMENTS

The main considerations in respect of this planning application are the impact of the proposal on the character and setting of the listed building and its impact on the buildings historic fabric.

With regard to the impact that the proposed development will have on the character and setting of the listed building, the issues are the same as previously reported for the associated listed building consent, application K/59520/LBC. The Committee's attention is therefore drawn to the first section of the Planning Officer's comments for application K/59520/LBC.

In terms of policy, consideration must be given to Kennet Local Plan Policy PD1 as well as Central Government Policy PPG15: Planning and the Historic Environment which has been covered in the previous report).

Policy PD1 of the adopted Kennet Local Plan requires a high standard of design in all new development to ensure that the character, appearance and environmental quality of the Kennet area is maintained or enhanced. Of particular relevance to this application are criteria B(2) and B(7) which requires all new development to adequately address matters relating to the scale, height and massing of development (B(2)) and its relationship to historic features (B(7)).

As previously reported, the size of the proposed extension is significant in terms of its scale and mass, and will virtually match that of the existing historic building resulting in an extension that will visually dominate the rear elevation of the property. In addition the siting of the extension to the centre of the rear roof slope will disrupt the linear form of the building and its largely uninterrupted expanse of thatch resulting in a development that will fundamentally change the character of the building and its relationship with its setting. The proposal therefore cannot be said to respect or compliment the existing context and is considered harmful to the character, appearance and setting of this grade II listed building for the reasons given above. As such the proposal is contrary to Kennet Local Plan Policy PD1.

In addition to the above, the proposed link between the existing cottages and extension will result in a loss of external historic fabric consisting of a section of thatch on the rear roof slope. This again is contrary to Policy PD1 B(7) in that it would be harmful to the historic qualities of this grade II listed building.

CONCLUSION

The proposed extension would have a significant impact in terms of scale, mass and siting and would dominate the rear of this grade II listed building. The character of the existing building would be completely changed from modest workers cottages to a substantial 5 bed house and the development would result in a loss of historic fabric. The proposal therefore does not comply with Kennet Local Plan Policy PD1 or Central Government planning policy set out in PPG15.

RECOMMENDATION

Refuse

1. The proposed development, by reason of its size, design and location would dominate the rear of this historic building, disrupt the essential linear form and uninterrupted expanse of thatch and fundamentally change the character of this pair of small-scale, humble workers dwellings to the detriment of the character and appearance of this pair of grade II listed cottages. The proposal is therefore contrary Kennet Local Plan Policy PD1 and Central Government planning guidance set out in PPG15: Planning and the Historic Environment.
2. The proposed link would result in the loss of an area of thatch resulting in an unacceptable loss of historic fabric. As such the proposal is considered harmful to this grade II listed building and is contrary Kennet Local Plan Policy PD1 and to Central Government planning policy guidance contained in PPG15.

