

## Regulatory Committee

February 19th 2009

### List of Applications for Consideration

1. **K/59607/RM** (page 8)

Approval of reserved matters for: Construction of 5 x three bedroom terrace houses, 3 x two bedroom flats and 1 no. four bedroom detached house.

At: Station Approach Wilcot Road PEWSEY SN9 5EL

RECOMMENDATION: Refuse approval of reserved matters

2. **K/59494/F** (page 15)

Full planning application for: Conversion of carhouse to holiday accommodation

At: The Carhouse Adjacent New Buildings, CHUTE CADLEY SP11 9ED

RECOMMENDATION: Grant planning permission

3. **K/59539/LBC** (page 22)

Listed building consent for: Demolition of brick and slate rear lean-to. Ground floor and basement addition to the rear of the existing dwelling

At: Oldways, The Green, East GRAFTON SN8 3DB

RECOMMENDATION: Grant planning permission

4. **K/59538/F** (page 30)

Full planning application for: Ground floor and basement addition to the rear of the existing dwelling

At: Oldways, The Green, East GRAFTON SN8 3DB

RECOMMENDATION: Grant planning permission

5. **K/59880/F** (page 33)

Full planning application for: Demolition of existing workshop and replacement with a new furniture restoration workshop (amendment to K/59454/F)

At: 55, High Street, BURBAGE SN8 3AF

RECOMMENDATION: Grant planning permission

6. **K/59809/F** (page 39)

Full planning application for: Two storey extension to side and rear and replacement garage.

At: 22, Eastcourt, BURBAGE SN8 3AG

RECOMMENDATION: Refuse planning permission

7. **K/59813/LBC** (page 50)

Listed building consent for: Two storey extension to side and rear

At: 22, Eastcourt, BURBAGE SN8 3AG

RECOMMENDATION: Refuse Listed building consent

8. **K/59914/F** (page 53)

Full planning application for: Proposed extensions and alterations

At: Ellisten, Cold Harbour Lane, MARLBOROUGH SN8 1BJ

RECOMMENDATION: Grant planning permission

Item 1

**APPLICATION NO:** K/59607/RM  
**PARISH:** PEWSEY  
**APPLICATION TYPE:** Reserved Matters  
**PROPOSAL:** Construction of 5 no. three bedroom terrace houses, 3 no. two bedroom flats and 1 no. four bedroom detached house.  
**SITE:** Station Approach Wilcot Road Pewsey Wiltshire SN9 5EL  
**GRID REF:** 416065 160301  
**APPLICANT:** Baylight Properties Plc  
**AGENT:** Tony Fretton Architects  
**DATE REGISTERED:** 17/10/2008  
**CASE OFFICER:** Andrew Guest

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**BACKGROUND**

This application is before the Regulatory Committee at the request of the local ward member, Cllr Mrs Hayhoe.

**SITE & LOCATION**

The 0.18 ha application site comprises a vacant industrial unit and associated yard positioned on the south-east side of Pewsey railway station yard with vehicular access through the station yard. To the west side of the site is a footpath linking the station yard to Wilcot Road, and beyond this a further separate builders yard. On the remaining two sides of the site is established residential development with access from Wilcot Road.

The site lies within the Limits of Development of Pewsey as defined in the Local Plan.



*Site Location*

## RELEVANT HISTORY

K/51779/F – Redevelopment, involving demolition of an existing workshop/warehouse building with ancillary offices and storage and erection of 4 apartments and 7 cottages – refused 23 May 2005; appeal dismissed 23 March 2006.

This application was refused planning permission for three reasons – firstly, because the proposal would have resulted in the loss of an employment site to the detriment of local employment opportunities and contrary to the principles of sustainability; secondly, because the proposal would have resulted in a cramped and overcrowded development out of keeping with the character of the wider area; and thirdly, because the application failed to provide any land/contributions for local recreation facilities.

The appeal was dismissed, but only in relation to the second reason for refusal relating to character and neighbourliness. In considering the first reason for refusal (that is, the need for the site as an employment site) the Inspector acknowledged that whilst there could be some demand for the unit for employment purposes, and that the site could make a contribution to the range and diversity of employment sites in Pewsey, and that the site is not wholly redundant for its existing use, it is not essential to retain the site in employment use. She considered that the site provides one of the small scale opportunities for residential development on previously developed land to which Policy ED7's explanatory text refers. Reason for refusal no. 3 (that is, recreation provision/contribution) was addressed at the local inquiry by way of an obligation by the applicant to make the required financial contribution towards off-site provision.

K/54262/F – Redevelopment from existing workshop/warehouse to 4 apartments and 8 cottages together with car parking and associated works – refused 29 June 2006.

This application was refused for three reasons. Firstly, it was considered that the proposal would result in the loss of a significant, unique and essential employment site in Pewsey to the detriment of local employment opportunities and contrary to the principles of sustainability; secondly, it was considered that the layout was cramped and overcrowded, and unneighbourly; and thirdly, the proposal made no provision for children's recreation. The first reason was imposed by the Regulatory Committee.

K/54830/O – Redevelopment of existing workshop/warehouse for residential use – refused 23 November 2006; appeal allowed 11 May 2007.

This application was refused by the Regulatory Committee for two reasons – firstly, it was considered the proposal would result in the loss of a significant and essential employment site in Pewsey to the detriment of local employment opportunities and contrary to the principles of sustainability; and secondly, because the site was considered unsuitable for residential development due to unacceptable levels of disturbance that would be caused by its proximity to the railway station and car park.

In allowing the appeal the Inspector noted that the first reason for refusal (that is, loss of an employment site) had been addressed in the previous appeal and that the principle of residential development on the site was, therefore, established. The Inspector considered that there had been no changes in circumstances since the first appeal was decided. Regarding the second reason (that is, railway noise) the inspector could see no reason why adequate noise attenuation could not be designed into the scheme.

## DESCRIPTION OF DEVELOPMENT

This application seeks permission for all of the reserved matters following the outline planning permission no. K/54830/O. These are access, appearance, landscaping, layout and scale.

The proposal is for nine residential units – 1 x 4 bed detached house, 5 x 3 bed terrace houses, and 3 x 3 bed flats. The units would be in two blocks - the first comprising the detached house at the north-east end of the site with frontage to the car park; and the second comprising the terrace houses and flats at the west side of the site with frontage to the footpath (houses) and car park (flats). The detached house and terrace houses would be two storey with pitched roofs; the flats would be three storey with a flat roof.

An 'estate road' would be provided from the station car park between the two building blocks giving access to two separate garage buildings and forecourt parking. The garage buildings would be single storey with flat roofs. A total of 15 car parking/garage spaces would be provided (two spaces for each house and one space for each flat).

## ADDITIONAL STATEMENT BY THE APPLICANT

The application is accompanied by a Design and Access Statement which can be viewed on the working file or via Planning Explorer.

## PRINCIPAL AMENDMENTS MADE SINCE SUBMISSION

A landscaping scheme has been provided and related revised elevation drawings.

## CONSULTATIONS

Pewsey Parish Council: strongly oppose this application on the design of the flat roofed tower as it is not in-keeping with the character of the area. There has been no provision for improved street lighting on the footpath between Wilcot Road and the station.

WCC Highways (Mr Wiltshire): no objection subject to conditions.

WCC Archaeologist: no requirements.

KDC Landscape & Countryside Officer: The landscaping scheme is unacceptable. The layout shows an unsatisfactory relationship between the station car park and the hard edge of the proposed development. A visual break between the development and the car park is required which is a characteristic of other developments bordering the car park and the edge of the settlement. The proposed hard edge would dominate the car park, and because the site is elevated the three storey element would be unduly prominent and an incongruous feature on the edge of Pewsey.

KDC Environmental Health Officer: no objection subject to conditions requiring details of the specialist acoustic ventilation for the bedrooms being submitted for approval prior to installation, and contamination assessments being carried out.

KDC Drainage Engineer: recommends condition.

Environment Agency: recommends conditions relating to contamination and surface water drainage.

Wessex Water: no comments.



*Layout Plan*

**REPRESENTATIONS**

There have been five representations by third parties, all of which support the principle of the proposal. Detailed matters raised are as follows:

- Support for the move from industrial to residential use of the land. The existing large industrial building does not fit into the environment around the station;

- Concern that service and emergency vehicles would no longer be able to access nos. 36 and 38 Wilcot Road which is currently possible via the footpath/land to the side of the existing industrial building;
- There is no footpath or lighting between the station car park and North Street.

#### POLICY CONSIDERATIONS

Kennet Local Plan - policy PD1 (Development and Design) is relevant to the consideration of this application. PPS1 and PPS3 is also relevant.

#### PLANNING OFFICER'S COMMENTS

The principle of residential development on this site is established by the outline planning permission. This current application is for the reserved matters following the outline planning permission, and consequently these are the only relevant considerations. The reserved matters are access, appearance, landscaping, layout and scale. Each will be considered.

#### Access

Vehicular access to the site would be through the station car park, as with the existing industrial building. No objection is raised to this by county highways. Any separate permissions required from the owners of the station car park is a private matter between the applicant and the owners concerned.

Fifteen parking spaces are proposed for the nine units, and this satisfies parking standards in this sustainable location. No objection is raised to this by county highways.

The third party concerns that there are no footways or lighting to North Street, or beside the footpath to Wilcot Road, are not a consequence of this proposal, and it would be unreasonable to expect the applicant to address these issues at the reserved matters stage.

#### Appearance, Layout and Scale

Policy PD1 of the Local Plan requires high standards of design to ensure that the character, appearance and environmental quality of the area is maintained or enhanced, and to promote compatibility between adjoining land uses. In assessing design matters such as scale, massing and density, relationship to townscape, layout, and the impact on residential amenity are taken into account.

The wider residential area surrounding the site is characterised by relatively low density development comprising mainly two storey houses and bungalows. Gardens are generally large and 'green', as is the norm in suburban, edge-of-settlement locations such as this. The station yard is open, with the station building being modest in size and traditional in character.



*Elevation fronting footpath*



*Elevation fronting estate road*



*Elevation fronting station car park*

In contrast to the established surrounding development the layout of the proposed development has the buildings sited on, or close to, the boundaries of the site to allow the scale of development proposed to 'fit', including the estate road. The height of the buildings would be two or three stories with wide span, pitched roofs or, in the case of the three storey flats, a flat roof. The design, or appearance, of the buildings is contemporary with simple detailing.

Within its wider context the higher density and larger scale form of the proposed development is considered to be out of keeping and hence detrimental to visual amenity. This is particularly the case with the block of terrace houses and flats which, by virtue of its size and height, its close proximity to the edges of the site, and its prominence when viewed from the footpath, car park and more distant views, is considered to detract from the appearance of the surroundings. Three storey, flat-roofed development, in particular, is considered to be alien within this particular context. For similar reasons the close proximity of the detached house to the edge of the site is considered unacceptable.

#### Landscaping

The knock-on affect of the close proximity of the buildings to the site boundaries is inadequate space for suitable landscaping for the development to provide it with an appropriate setting and to maintain the 'green' and treed character of established development. Private amenity space is also very limited, unlike in established surrounding development. Again, this is out of keeping with the surroundings, and indicates an over-development of the site.

#### Residential amenity

Regarding residential amenity, the buildings have been designed to avoid un-neighbourly overlooking of established development. However, the relationship between the detached house and the neighbouring house in Wilcot Road is still unsatisfactory, the new house having an overbearing impact on the existing as a consequence of the limited intervening space and its general bulk.

The close proximity of the flats to the station car park is considered to be unacceptable, likely activity in the car park causing unacceptable disturbance to the occupiers whose windows serving main bedrooms would be within 1m. These flats would be surrounded by vehicular activity in close proximity either in the car park or on the estate road, this again impacting on the privacy of the occupiers. Both the

flats and terrace houses would have very small private amenity areas which, although just satisfying the minimum standard set out in supplementary planning guidance, would be completely out of keeping with the larger gardens found in established surrounding developments.

Overall, the combined impacts of these various amenity objections confirms the earlier conclusion that the applicant is attempting to squeeze too much development on to this constrained site. The proposal is an over-development of the site which would be both detrimental to the residential amenities of the occupiers of at least one neighbouring property and the occupiers of the development itself.

## **RECOMMENDATION**

Refuse

- 1 The proposed development, by reason of, firstly, the layout, scale and appearance of the proposed units and estate road and, secondly, the relationships of the units to the layout and adjoining properties, would be cramped and overcrowded and unneighbourly, and hence harmful to the overall character of the area. This is contrary to Policy PD1 of the Kennet Local Plan 2011 and Central Government planning policy set out in PPS1.



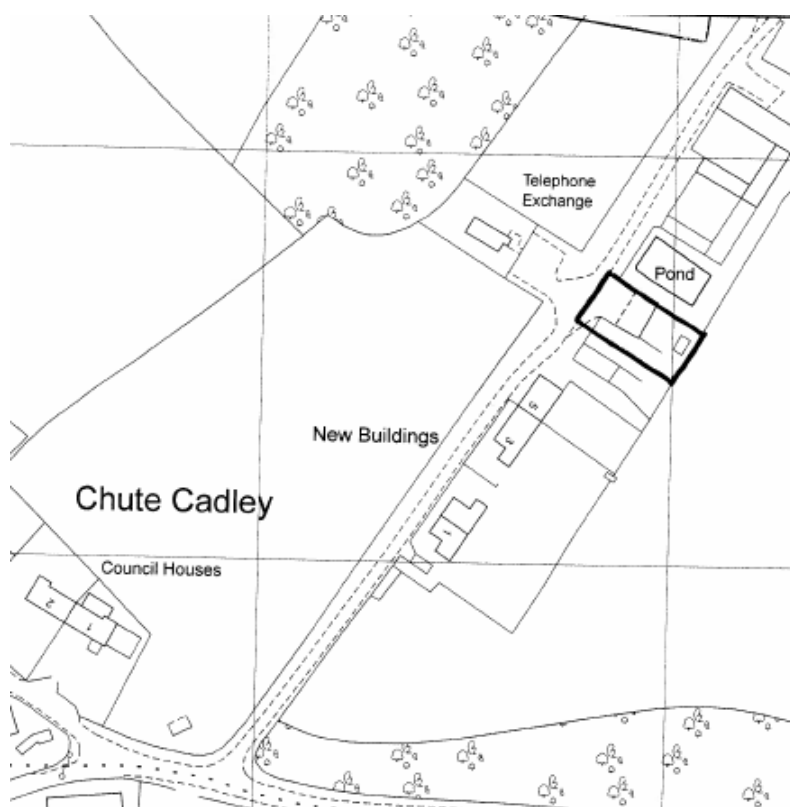
Item 2

**APPLICATION NO:** K/59494/F  
**PARISH:** CHUTE  
**APPLICATION TYPE:** Full Planning  
**PROPOSAL:** Conversion of carhouse to holiday accommodation  
**SITE:** The Carhouse Adjacent New Buildings, Chute Cadley, Wilts  
**GRID REF:** 431580 153470  
**APPLICANT:** Mr David Rolls  
**AGENT:** Mr William Penny  
William J Penny Chartered Architect  
**DATE REGISTERED:** 24/09/2008  
**CASE OFFICER:** Rob Parker

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**SITE LOCATION**

The application site is located on the north-eastern fringes of Chute Cadley. Starting from the Hatchett Inn in Lower Chute, travel towards Clanville and bear left at the war memorial. Take the third turning on the left, immediately beyond Cadley Farmhouse. The site lies on the right hand side approximately 150m further on, adjacent to 5 New Buildings and opposite the BT telephone exchange. The site is occupied by a disused open fronted barn of timber construction. The building is currently roofed with a protective green tarpaulin cover and the site is secured by metal fencing preventing access to the interior.



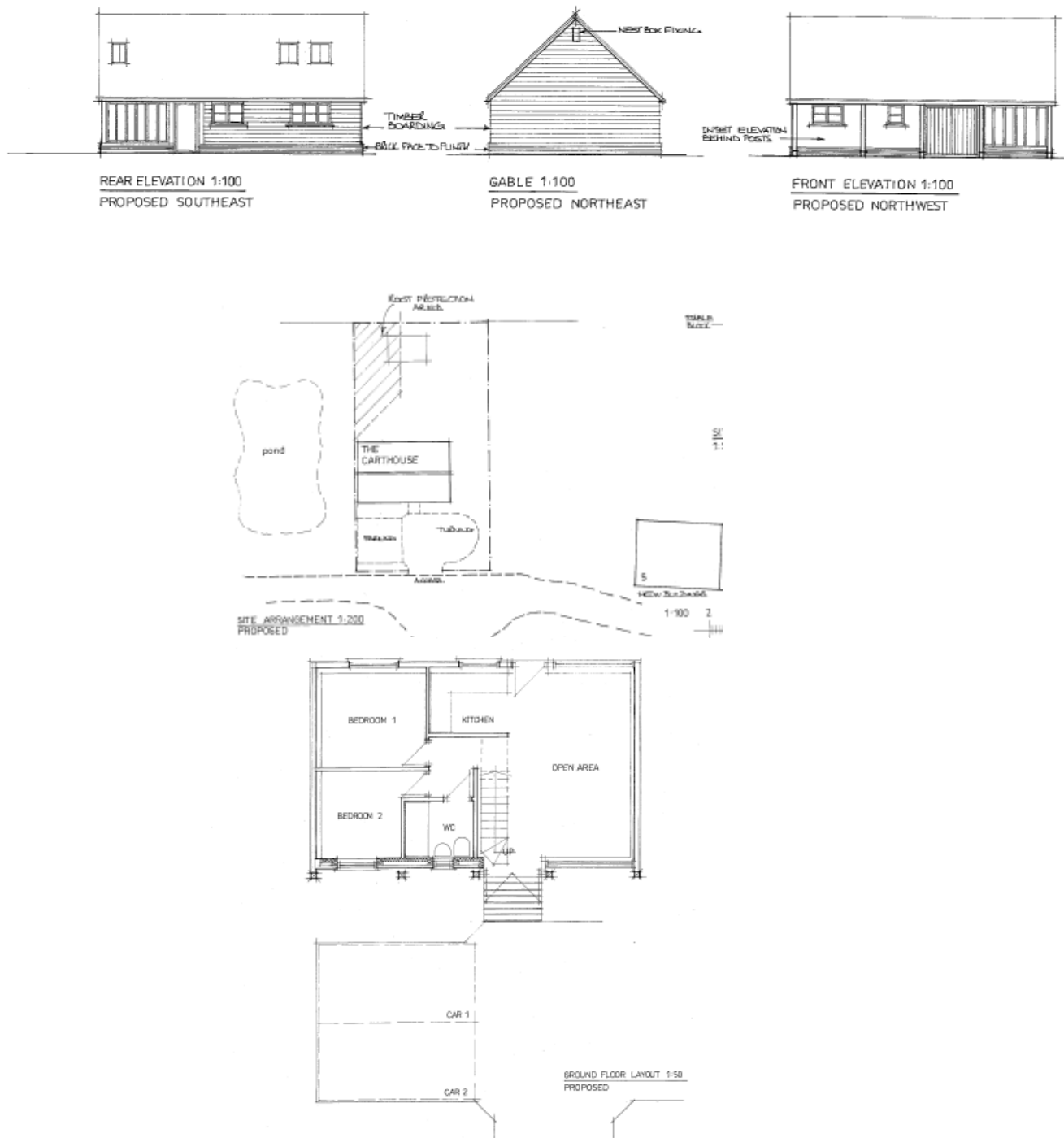
**Site location**

**SITE HISTORY**

There is no relevant planning history.

## DESCRIPTION OF DEVELOPMENT

The proposal is to convert the barn to a single unit of holiday accommodation.



## PRINCIPAL AMENDMENTS MADE FOLLOWING SUBMISSION

The applicant has submitted a report from a structural engineer. The report concludes that the existing timber frame can be repaired and its stability enhanced by the proposed conversion works.

## ADDITIONAL STATEMENT BY THE APPLICANT

The applicant has submitted a Design & Access Statement which is available to view on the working file.

## PARISH COUNCIL COMMENTS

Chute Parish Council objects to the planning application.

### Parish Council's Original Comments

The parish council notes that, although the property has been established to lie outside the existing built-up area of the village, the application can be allowed within the terms of Policy HC26 - but only as a conversion of the existing structure. The Parish Council has reservations over whether such conversion work could be successfully accomplished and believes that a professional engineering survey must be completed to provide essential assurances on this matter as a pre-condition of any Planning Approval.

The Parish Council also notes that there is no evidence that a formal ecological survey has been completed and believes that this is also a pre-condition of any Planning Approval.

### Response to submission of Engineer's Report

The report does not cover all the issues – the statement that the structure can be repaired and its stability enhanced does not resolve the questions to be addressed. It does not stipulate what proportion of the building will in practice be retained or replaced. In short it does not provide an adequate basis on which we may determine whether the proposed work would qualify as a conversion within the 'exceptional circumstance' rule which might permit such a conversion.

Given also our concern that ribbon development should not occur along this rural track, Chute Parish Council must now object to this planning application.

## CONSULTATIONS

District Ecologist – Due to the open nature and the structure of the building it is unlikely to hold roosting opportunities for bats or suitable nesting places for barn owls. A protected species survey is not, therefore, required. However, the barn might be used as a resting / feeding perch by bats and/or barn owls, and droppings on one of the building's beams indicates that some bird species uses/has used it. The inclusion of opportunities for wildlife in the development is to be welcomed, certainly a bat box in the gable end adjacent to the trees would be a good enhancement.

### KDC Building Control –

1. The report submitted by the consulting engineer is accurate and reflects the condition of the building. The main roof timbers (principle trusses and purlins) are in sound condition for the current loading requirements, timbers showing signs of rot would need to be replaced and missing structural members renewed and their connections reinstated.
2. The proposed works constitute a material change of use under the building regulations. In order to achieve the requirements of the Building Regulations the building works will be extensive but will not necessarily involve substantial reconstruction of the frame. Further construction details would be requested from an engineer / designer upon building regulation submission to assess the proposed solution.

Southern Water – No comment.

WCC Highways – No objection subject to two vehicle parking spaces being provided

on the site prior to first use and the spaces thereafter being maintained and kept available for the parking of vehicles.

Wessex Water – No objection, mains water is available. The site is not located within a Wessex Water sewered area; Southern Water is the responsible water company.

Wiltshire Fire & Rescue Service – Standard guidance letter.

## REPRESENTATIONS

Seven representations of objection have been received from the owner/occupiers of five properties. The following is a summary of the main objections raised:

- a) The barn is in a very dilapidated condition and is not capable of conversion. The building is collapsing.
- b) The development would give rise to traffic problems on the track leading to the site. The track is unsuitable for any increased volume of traffic due to its narrow width and the lack of passing places and turning points. Increased traffic will be detrimental to pedestrian safety along the public footpath which shares the track.
- c) The junction of the lane with the public highway is dangerous.
- d) The development makes insufficient provision for car parking. Two parking spaces is inadequate and there is insufficient space for vehicles to turn without encroaching onto private land.
- e) The access track is private and the applicant may not have the legal right to use it as a means to access the proposed holiday accommodation.
- f) The proposed conversion to holiday accommodation is not architecturally or aesthetically in keeping with the styles that currently exist within the village.
- g) A grant of planning permission would set a precedent for further, larger scale development in the areas adjacent to New Buildings, including conversions of existing buildings to holiday accommodation. It would also set a precedent for the conversion of other buildings in the Chute area
- h) There are concerns regarding security, noise and potential nuisance to residents. With an absentee landlord there will be nobody to deal with these issues.
- i) The proposal would be harmful to the AONB and the ancient semi-natural woodland which adjoins the site. Trees will need to be felled or otherwise damaged.
- j) The barn is a nesting place for bats and barn owls.
- k) The proposal will cause local hostelrys offering accommodation to lose business.
- l) The building should be converted to provide an asset for the local community. Holiday accommodation provides no benefit to the community and makes no meaningful contribution to the local economy.
- m) The site has serious limitations on the space available for a septic tank, parking, refuse storage or children's play.
- n) The development will damage the soakaway for neighbouring properties.

## POLICY CONSIDERATIONS

Kennet Local Plan - the site lies in the countryside, outside of the built-up area of Chute Cadley. Policies HC26 and PD1 are relevant to the consideration of this application. Government guidance contained in PPS7: Sustainable Development in Rural Areas is also a material consideration.

## PLANNING OFFICERS COMMENTS

In policy terms the application site lies in the countryside in a location where residential development is strictly controlled. Policy HC26 of the Kennet Local Plan would, however, permit the conversion of an existing building in the countryside to holiday accommodation, providing that the barn is suitable for conversion without substantial reconstruction.

The applicant has submitted a report from a structural engineer which concludes that the building is capable of conversion. This report has been scrutinised by one of the Council's Building Control Surveyors who advises that the building works required to convert the building will be extensive but will not necessarily involve substantial reconstruction of the frame. On this basis officers are satisfied that the proposal could legitimately be considered as a conversion under the terms of Policy HC26.

Although the proposed conversion works would stay within the existing building envelope, they would inevitably result in changes to the external elevations of the building. The open bays would need to be enclosed, with the new front wall set back behind the existing timber posts. On the rear elevation new window and door openings would be created, and three rooflights inserted. The side elevations would simply be re-clad with horizontal timber boarding. The resulting building would maintain the building's traditional rural character and give strong hints as to its former use as an agricultural building.

Objectors have raised concerns that protected species may be present within the building. Officers have sought advice from the District Ecologist who has advised that due to the open nature and the structure of the building it is unlikely to hold roosting opportunities for bats or suitable nesting places for barn owls. A protected species survey is not, therefore, required in this instance. The building may, however, be used as a resting or feeding perch by bats and/or barn owls, and there is evidence of use by birds. The inclusion of a bat box in the gable end adjacent to the trees is a welcome addition and a positive enhancement for wildlife.

Objectors also make reference to the deficiencies of the access track, the restricted nature of its junction with public highway and the potential for conflict between vehicles and pedestrians using the public footpath. The highway authority has been made fully aware of the detail of these objections but maintains its view that a refusal of planning permission could not be substantiated on highway safety grounds.

With regard to the other issues raised by objectors officers would comment as follows:

- a) The proposal for two car parking spaces is considered to be adequate for the development proposed. It would be unreasonable to insist upon more than two spaces for a 2 /3 bedroom holiday let.
- b) Issues concerning the applicant's legal right to use the access track are not material planning considerations.
- c) The proposal does not set a precedent for further development in the area. Planning applications must be considered on their own individual merits.

- d) It is not considered that the development would have an adverse impact upon neighbour amenity by way of loss of security, noise or other nuisance.
- e) It is not considered that the proposal would be harmful to the AONB or the adjacent woodland.
- f) The potential impact upon other businesses providing holiday accommodation in the area is not a material planning consideration. The planning system cannot prevent competition.
- g) Objectors consider that holiday accommodation provides no benefit to the community and makes no meaningful contribution to the local economy. This is not a relevant consideration, given that the proposal complies with development plan policy.
- h) Officers are satisfied that satisfactory provision can be made for foul drainage, parking, refuse storage and children's play.
- i) Objectors have expressed concerns that development will damage the soakaway for neighbouring properties. This is a private matter to be resolved between the relevant parties.

## **RECOMMENDATION**

Approve with the following 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 No work shall commence until a detailed method statement has been produced, accompanied by a detailed plan, showing how the building will be converted and identifying the timbers and structure that will be retained. The development shall be carried out in accordance with these details and in accordance with the scheme of development shown on the submitted plans and particulars, as supplemented by the additional information received on the 7th November 2008 and the requirements of the conditions attached to this permission.

REASON: To ensure that the works that are undertaken are a conversion of the building, not a replacement.

- 3 The holiday accommodation hereby approved shall not be occupied by any person for a period exceeding 8 weeks in any one year, nor for a period exceeding 4 weeks at a time, with no return within 4 weeks. A register of occupiers shall be available for inspection by the local planning authority at all reasonable times.

REASON:

The site lies within an area where permanent accommodation without a special agricultural, or other essential local need would not be approved.

- 4 No development shall take place until samples of the materials to be used for the external walls and roofs (including samples of bricks and roof tiles and details of the finish proposed for the timber boarding and window/door joinery) have been 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.

- 5 Notwithstanding the submitted drawings, no development shall take place until a revised drawing has been submitted to and approved in writing by the local planning authority showing horizontal timber boarding for the wall on the front elevation of the building (the wall serves Bedroom 2 and the WC). Development shall be carried out in accordance with the approved details.

REASON: To secure harmonious architectural treatment.

- 6 The rooflights to be installed in the building shall be of the conservation type with a single vertical glazing bar and mounted flush to the roof slope. They shall be maintained as such thereafter.

REASON: To secure harmonious architectural treatment.

- 7 No development shall take place until fencing has been erected to protect the trees along the north-east boundary of the site. Before the fence is erected its type and position shall be agreed with the local planning authority in writing and after it has been erected, it shall be maintained for the duration of the works and no vehicle, plant, temporary building or materials, including stacking of soil, shall be allowed within the protected area(s). No treeworks shall be carried out without the prior written consent of the local planning authority.

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

- 8 Before any part of the development hereby permitted is first occupied the parking and turning area shown on the approved plans shall be laid out and surfaced in a material to be first agreed in writing by the local planning authority. The parking and turning area shall be retained thereafter for use in connection with the development.

REASON: In the interests of highway safety.

- 9 Before the holiday accommodation hereby permitted is first occupied a bat box shall be installed on the north-east gable end of the building, in accordance with details which shall be first submitted to and approved in writing by the local planning authority. The bat box shall be retained as such thereafter.

REASON: To secure enhancements for ecology and biodiversity.

- 10 **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 HC26 & PD1.

- 11 **INFORMATIVE TO APPLICANT:**  
The applicant is advised that this planning permission only authorises the conversion of the existing building to holiday accommodation. It does not authorise a new-build construction. If the building is taken down or demolished, or if it otherwise collapses or falls into a condition beyond repair then the benefit of this planning permission will be lost.

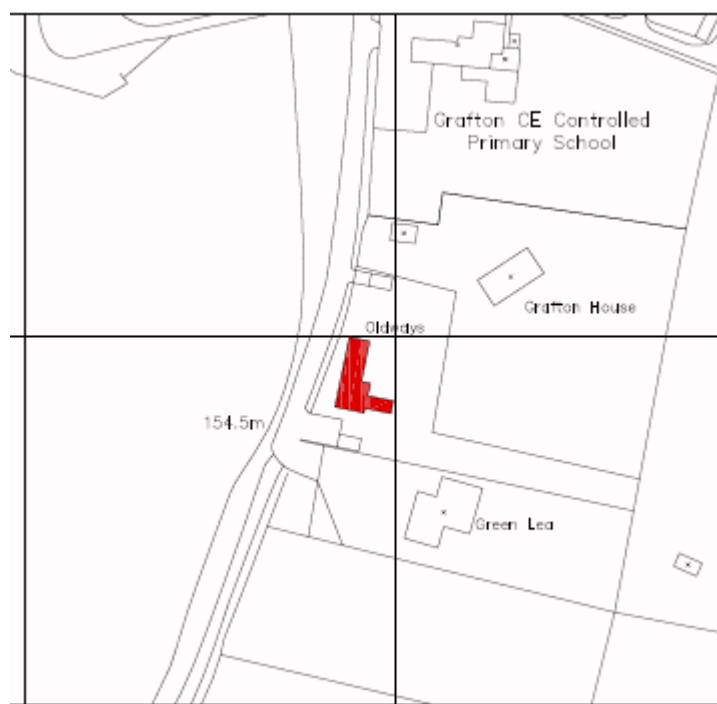
Item 3

**APPLICATION NO:** K/59539/LBC  
**PARISH:** GRAFTON  
**APPLICATION TYPE:** Listed Building Consent  
**PROPOSAL:** Demolition of brick and slate rear lean – to. Ground floor and basement addition to the rear of the existing dwelling  
**SITE:** Oldways The Green East Grafton Wiltshire SN8 3DB  
**GRID REF:** 425691 160195  
**APPLICANT:** Mrs Jane Barker  
**AGENT:** Mr Huw Owen Huw Owen Architects  
**DATE REGISTERED:** 02/10/2008  
**CASE OFFICER:** Rebecca Hughes

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**SITE LOCATION**

Oldways is located within the village of East Grafton. The property is accessed via a no through road running to the south of the village green. When travelling south past the village green, Oldways is the second property beyond the primary school, on the left hand side.



*Location Plan*

Oldways is a grade II listed timber framed thatched cottage dating from the 16/17<sup>th</sup> century. The cottage is one and a half stories high with a brick and slate lean to addition to the rear which links to a former outhouse and attached conservatory.

The dwelling is located close to the front of the plot behind a hedged boundary and has mature gardens to the rear. A detached timber framed garage is located to the side of the dwelling and is served by two off street parking spaces. Residential properties are located either side of the site and with the exception of a narrow strip of land (which forms part of the site), grounds of the adjacent property to the north (Grafton House) border the site to the rear. Beyond this is open countryside. The site falls within North Wessex Downs Area of Outstanding Natural Beauty and East Grafton Conservation Area.



**SITE HISTORY**

K/57693/F - Approve with Conditions 07/01/2008  
Alterations to external chimneys.

K/57692/LBC - Withdrawn 07/01/2008  
Demolition of rear addition. Internal and external alterations.

K/58706/LBC - Withdrawn 24/06/2008  
Demolition of single storey rear wing. Erection of rear extension and alterations to chimneys. Internal alterations to existing dwellinghouse

K/58703/F - Withdrawn 24/06/2008  
Demolition of single storey rear wing. Erection of rear extension. Alterations to chimneys

K/59082/LBC - Approve with Conditions 23/12/2008  
Demolition of rear extension. Internal alterations and minor external alterations including works to chimney

**DESCRIPTION OF DEVELOPMENT**

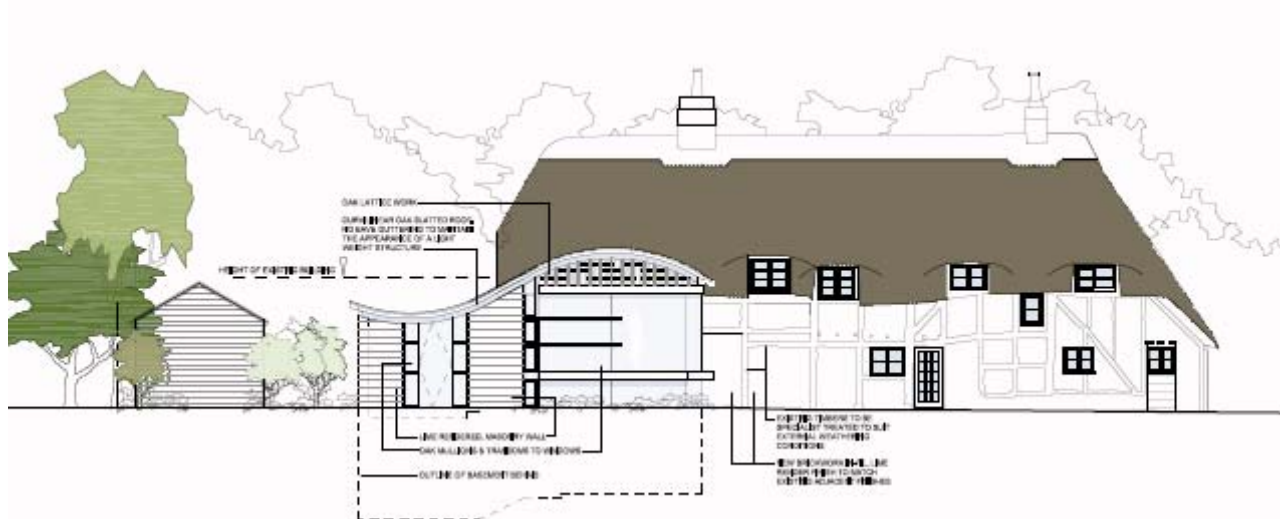
The application proposes the demolition of the existing rear brick and slate lean-to extension and construction of a rear extension comprising a ground floor and basement level, attached to the main dwelling by a flat roof link.

The extension is of a contemporary design. It is proposed with a curved roof constructed of slatted timber and with the exception of the south elevation (which is proposed as a timber clad masonry wall) the external elevations would be predominately formed of glazed panels. The extension proposes to form a basement level underground, at a maximum depth of 3 metres below existing ground floor level. The footprint of the extension is proposed at approximately 5.8 metres by 10.2 metres and the maximum height of the structure above existing ground level would be approximately 4.3 metres.

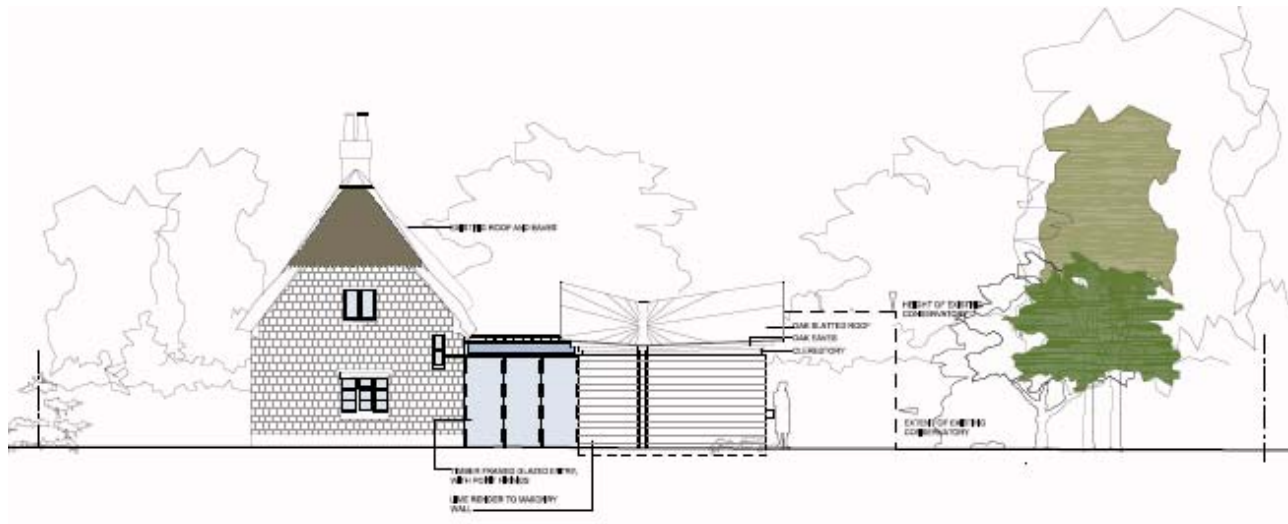
A flat roof structure approximately 3 metres in height would link the extension to the main cottage. The link is proposed with timber framed glazed sides and a sedum roof and would have a footprint of approximately 3 by 5 metres.



*Proposed west (front) Elevation (not to scale)*



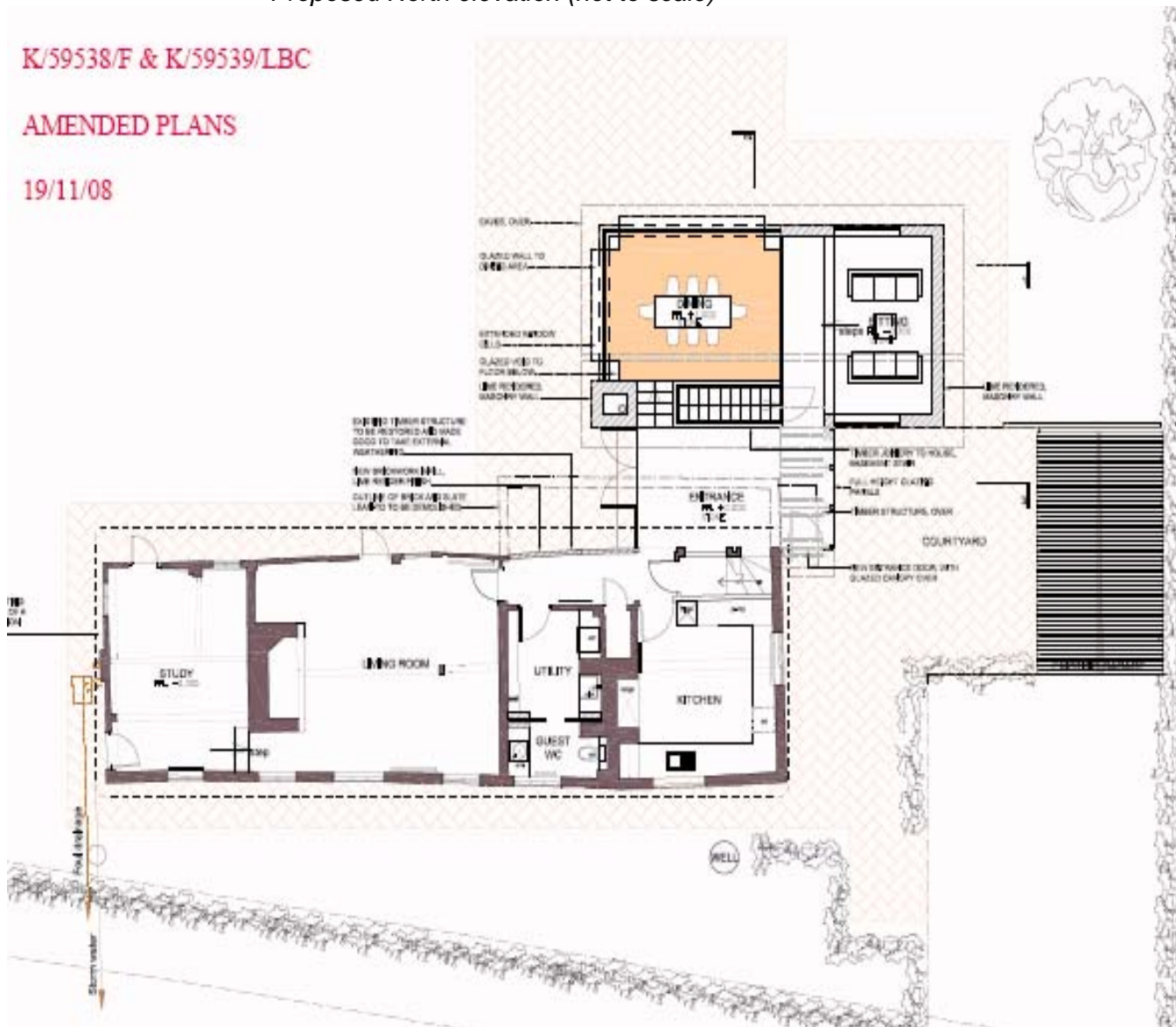
*Proposed East (rear) elevation (not to scale)*



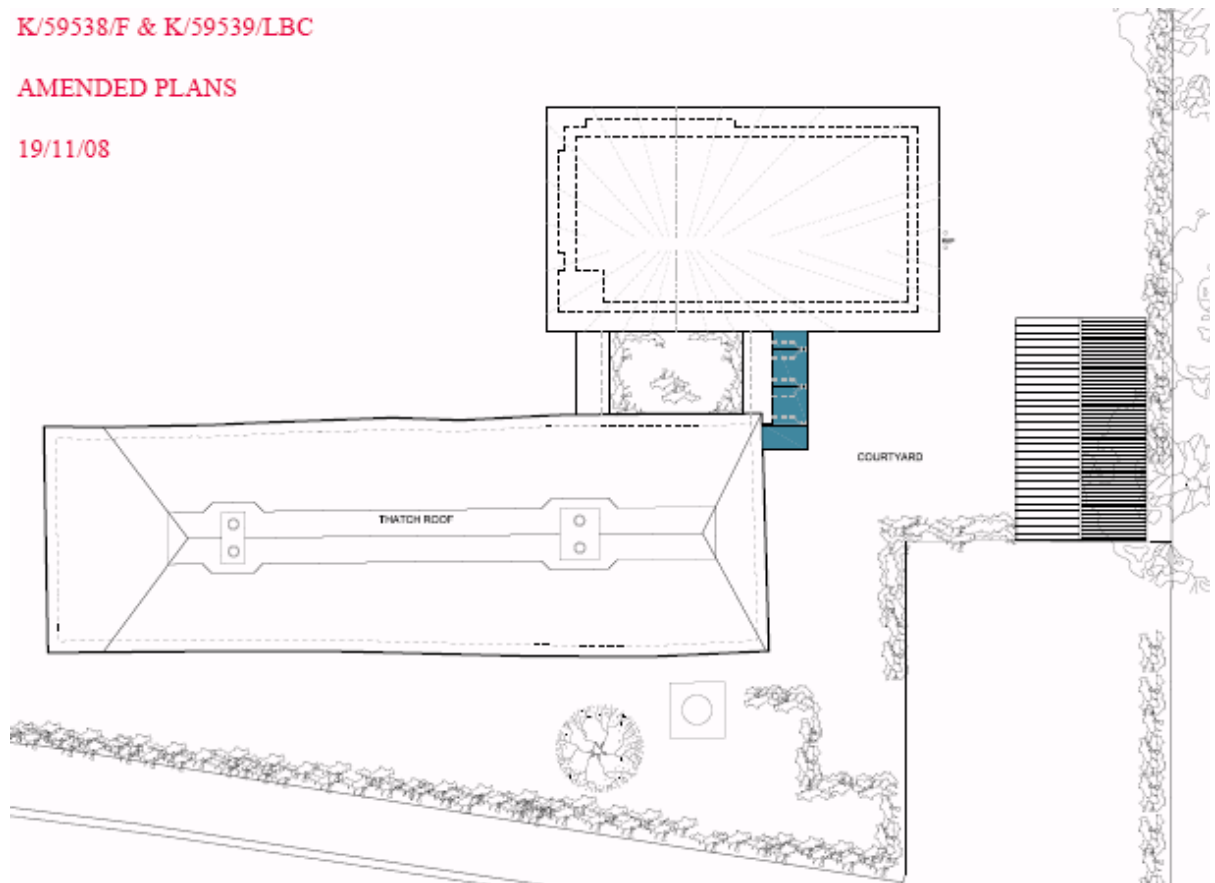
*Proposed South Elevation (not to scale)*



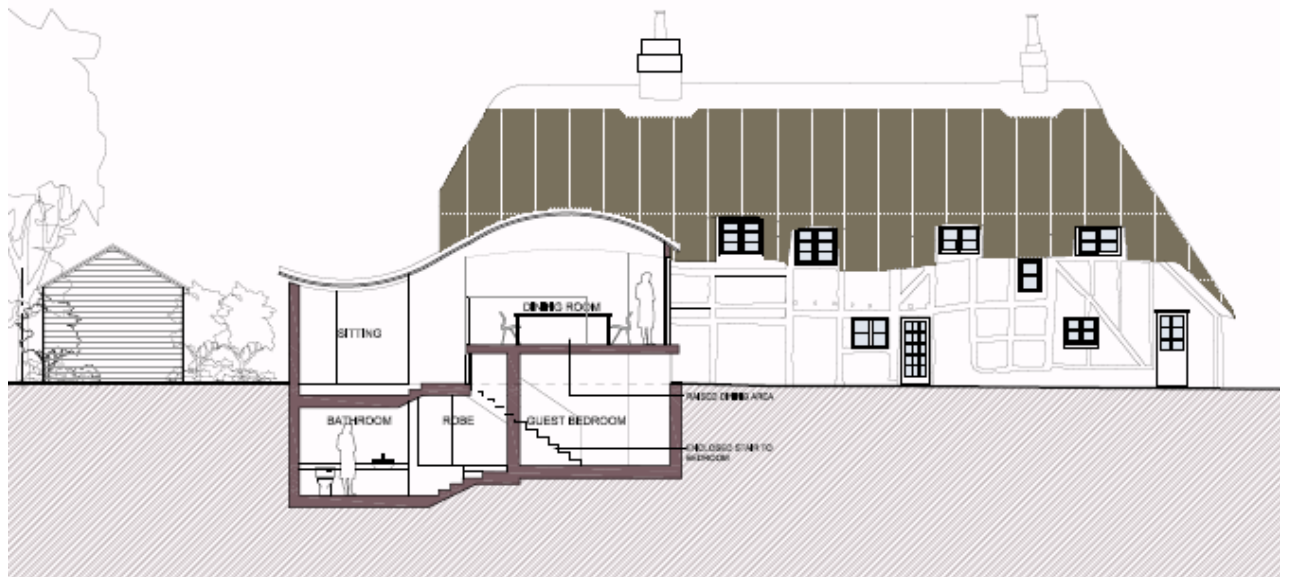
*Proposed North elevation (not to scale)*



*Proposed Ground Floor Plan (not to scale)*



*Proposed Roof Plan (not to scale)*



*Proposed Section (not to scale)*

**PRINCIPAL AMENDMENTS MADE FOLLOWING SUBMISSION**

The application has been amended during the course of its consideration. Further information has been submitted in respect of the technical construction details and of the junctions between the link and historic building. The visible part of link projecting past the original gable of the building has been reduced in height.

## **ADDITIONAL STATEMENT BY THE APPLICANT**

The applicant has submitted detailed additional statements in support of the application in the design and access statement and in the letter accompanying the amended plans dated 19<sup>th</sup> November 2008. These documents are available to view on the planning file or internet.

## **CONSULTATIONS**

KDC Conservation Officer – Retains some reservations regarding the support of the linked structure off the existing timber frame and the location of the sedum roof immediately below the thatch. However, subject to imposition of conditions, considers these final issues should be resolvable such that the works will not have fundamental, irreversible impact on the structural integrity of the building.

Grafton Parish Council - objects to the application, making the following comments:

- It will be impossible to resolve the issue of the location of the sedum roof immediately below the thatch once the works begin.
- There is insufficient detail on the size of the addition to the rear of the cottage and are very concerned about the resulting impact of this addition.
- Query how the implementation of conditions can be guaranteed.
- It does not enhance the existing 16th/17th century listed cottage
- It does not enhance the environment
- It detracts from the existing cottage in scale, proportions and materials
- Have looked at similar cottages, in the surrounding villages, and note that without exception the additions and extensions are more in-keeping with the environment, using traditional style and materials
- This addition is more suitable to an urban environment

## **REPRESENTATIONS**

Letters of support from the occupiers of the adjacent properties either side of the site were submitted as part of the application and can be viewed on the working file or online.

## **POLICY CONSIDERATIONS**

Government guidance contained in PPG15: Planning and the Historic Environment is relevant to the consideration of this application.

## **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.

### Impact on historic fabric

Linking the extension to the existing house will require the removal of a section of the rear wall of the main structure. The existing rear brick and slate lean-to extension is also proposed for removal. This former extension is of little intrinsic value and is not original to the property, however its appearance and proportions are commensurate with a modest extension and it reflects the previous evolution of the building, therefore its removal should only be sanctioned to make way for a sympathetic alternative addition to the property. The removal of a section of the rear wall is required to allow access to the extension. This section of the rear wall is already largely obscured by the existing extensions and the affected area is not excessive in size. The remainder of the original rear wall would remain exposed. In this instance the use of a linked extension is considered an appropriate way to extend the property as minimises disruption to historic fabric.

It should be noted that the interface between link and historic building has been raised as an issue of concern by the parish council and also the Council's Conservation Officer, who has previously expressed concern regarding the support



of the structure off the existing timber frame and commented that it is technically undesirable for a water retaining sedum roof (which is proposed to cover the roof of the link) to be located directly under the eaves of the thatch. Additional information was submitted in an attempt to address these concerns in the form of larger scale drawings and information regarding the relationship between the eaves of the thatch and proposed link (which states that the eaves of the thatch will be chamfered upwards to allow more tolerance at this junction). Whilst the Conservation Officer retains some reservations in this respect, she has concluded that the interface between the old and new buildings is now clearer and that the works should not have a fundamental irreversible impact on the structural integrity of the listed building.

#### Impact on character and setting of the listed building

Officers do not raise any objections to the principle of a contemporary designed extension at this site. In comparison to previous applications put forward, the apparent scale of the extension has now been reduced by increasing the level of excavation and altering the roof pitch. As a result the visible scale and bulk of the extension is not substantially greater than the existing additions which are to be removed. Whilst the parish council have raised concerns regarding the design approach, officers do not consider a refusal on the grounds of the use of a contemporary design could be justified and consider the development complies with advice in annex C of PPG15 (Planning and the Historic Environment) which states that 'modern extensions should not dominate the existing building in either scale, material or situation'.

#### **CONCLUSION**

The proposed extension will contrast with the host building. However the level of information which has now been submitted is considered adequate to make a full assessment of the impact of the works on the character and integrity of the listed building. The scale of the proposal is now not significantly larger than the previous additions to be replaced; nor would it dominate the building or result in the loss of any significant areas of historic fabric. The design is contemporary, but will not detract from the setting of the building. As such approval of the application is recommended subject to a number of conditions.

#### **RECOMMENDATION**

Approve with Conditions

- 1 The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

#### REASON:

To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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 plans numbers 282\_201D, 282\_202D, 282\_203D, 282\_225C, 282\_226C, 282\_227C, 282\_228C, 282\_600, 282\_601, 282\_700, 282\_701 and letter from Hugh Owen Architects received on the 19th November 2009.

#### 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 Notwithstanding the approved drawings, details of the following shall be submitted to and approved in writing by the local planning authority prior to the commencement of any works:
  - (a) details of the proposed mix for the lime mortar to be used on the external surfaces

of the building

(b) full joinery details for all new windows and doors (to be drawn at a suitable scale of 1:2 or 1:10) and details of proposed finish for all new joinery

(c) details of the reinstatement of the timber framed rear wall of the original building

The works shall be carried out in accordance with the approved details and maintained as such thereafter.

REASON:

To safeguard the character and appearance of this building of special architectural and historic interest.

- 4 No development shall take place until details of the materials to be used for the external walls and roofs (including samples) have been 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.

- 5 **INFORMATIVE TO APPLICANT:**  
The Council is required to give a summary of the reasons for this decision. These are set out below:

The proposed works will not be detrimental to the character or setting of the building.

Item 4

**APPLICATION NO:** K/59538/F  
**PARISH:** GRAFTON  
**APPLICATION TYPE:** Full Planning  
**PROPOSAL:** Ground floor and basement addition to the rear of the existing dwelling  
**SITE:** Oldways The Green East Grafton Wiltshire SN8 3DB  
**GRID REF:** 425691 160195  
**APPLICANT:** Mrs Jane Barker  
**AGENT:** Mr Huw Owen Huw Owen Architects  
**DATE REGISTERED:** 02/10/2008  
**CASE OFFICER:** Rebecca Hughes

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**BACKGROUND**

This application is the corresponding planning application submitted alongside K/59539/LBC. The following information is all as reported under K/59539/LBC;

- Site and Location
- Site History
- Principal Amendments
- Additional Statement by Applicant.
- Consultations

The description of the development is also the same with the exception that this application is for full planning permission for a ground floor and basement addition to rear of existing dwelling as opposed to an application for listed building consent.

**POLICY CONSIDERATIONS**

Kennet Local Plan – Policies PD1 and NR7 of the adopted Kennet Local Plan 2011 are relevant to the consideration of this application as is central government guidance contained in PPS 1 (Delivering Sustainable Development) and PPG 15 (Planning and the Historic Environment). Advice contained in East Grafton Conservation Area Statement is also relevant.

**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, the physical impact of the development on the buildings' historic fabric and the impact on the character and appearance of the surrounding conservation area.

With regard to the impact that the proposed development will have on the character and setting of the listed building and on historic fabric, the issues are the same as previously reported for the associated listed building consent, application K/59539/LBC. The Committee's attention is therefore drawn to the first two sections of the Planning Officer's comments for application K/59539/LBC.

Impact on character and appearance of surrounding conservation area

Oldways is located on a no-through road. However the property and in particular the front elevation is visible from the road which runs to the west (front) of the site and leads to a public footpath.

Sections of both the link and extension would project beyond the gable of original building; however the projecting part of the link has been reduced in height during consideration of the application by half a metre. Although the design of the proposed development is not traditional and part of the extension will be visible from public viewpoints, it is set back a significant distance from the road and should have little impact on the appearance of the surrounding area. It is therefore considered that the scheme should have no adverse impacts on the character of the conservation area.



### Other Issues

The parish council have raised concern that if permitted, implementation of conditions cannot be guaranteed. If the principle of a development is acceptable, the use of conditions to control finer details or finishes is commonplace in the planning system. Any approval issued is valid subject only to the compliance with any attached conditions. In the event of non-compliance the Council has the powers to pursue enforcement action if expedient to do so.

### **CONCLUSION**

The design approach is unusual in that the proposed extension will contrast with the host building. However the level of information which has been submitted is considered adequate to make a full assessment of the impact of the works on the character and integrity of the listed building. The scale of the proposal is not significantly larger than the previous additions that are to be replaced and would not dominate the building or result in the loss of any significant areas of historic fabric. The development should have no adverse impacts on the character or appearance of the surrounding conservation area. As such, approval of the application is recommended subject to a number of conditions.

### **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 plans numbers 282\_201D, 282\_202D, 282\_203D, 282\_225C, 282\_226C, 282\_227C, 282\_228C, 282\_600, 282\_601, 282\_700, 282\_701 and letter from Hugh Owen Architects received on the 19th November 2009.

#### 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 Notwithstanding the approved drawings, details of the following shall be submitted to and approved in writing by the local planning authority prior to the commencement of any works:

(a) details of the proposed mix for the lime mortar to be used on the external surfaces of the building

(b) full joinery details for all new windows and doors (to be drawn at a suitable scale of 1:2 or 1:10) and details of proposed finish for all new joinery

(c) details of the reinstatement of the timber framed rear wall of the original building

The works shall be carried out in accordance with the approved details and maintained as such thereafter.

REASON: To safeguard the character and appearance of this building of special architectural and historic interest.

- 4 No development shall take place until details of the materials to be used for the external walls and roofs (including samples) have been 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.

- 5 Before any work commences on the site ground floor slab levels shall be agreed in writing with the local planning authority

REASON:

In the interests of visual amenity.

INFORMATIVE TO APPLICANT

- 6 The attention of the applicant is drawn to the contents of the attached letter from Wiltshire Fire and Rescue dated the 15/10/08.

- 7 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, namely policy PD1 and NR7 of the Kennet Local Plan 2011 and central government guidance contained in PPS1, PPS7 and PPG15.

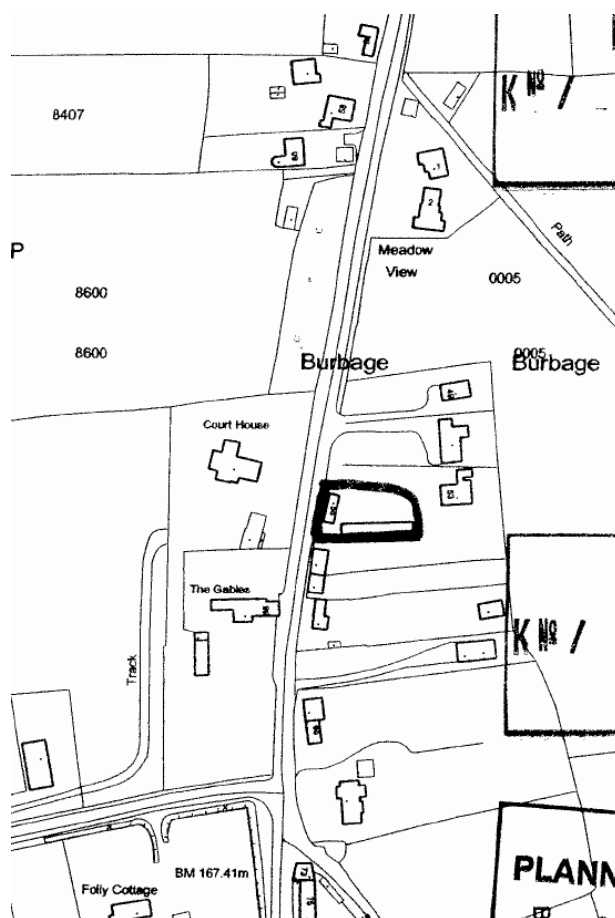
Item 5

**APPLICATION NO:** K/59880/F  
**PARISH:** BURBAGE  
**APPLICATION TYPE:** Full Planning  
**PROPOSAL:** Demolition of existing workshop and replacement with a new furniture restoration workshop (amendment to K/59454/F)  
**SITE:** 55 High Street Burbage Wiltshire SN8 3AF  
**GRID REF:** 422947 161931  
**APPLICANT:** Mr S K Cook  
**AGENT:** Michael Fowler Architects  
**DATE REGISTERED:** 11/12/2008  
**CASE OFFICER:** Gill Salisbury

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### SITE LOCATION

The site is located on the eastern side of Burbage and is accessed off the High Street via a shared drive with 53, 55 and 57 High Street. The site lies to the rear of 55 High Street and is currently occupied by an employment building and hardstanding. The site is generally flat but is elevated in relation to the High Street and No. 55. The site is within the defined Limits of Development and the designated Conservation Area for the village.



*Location Plan*

### SITE HISTORY

74/0417 – Planning permission was approved in July 1974 for a joinery workshop.

K/55959/F – Planning permission for the erection of a single storey dwelling was refused in March 2007 due to neighbour amenity concerns.

K/55965/CAC – Conservation Area Consent for the demolition of the former workshop was refused in March 2007 as no acceptable plans for the redevelopment of the site had been received.

K/57263/F – The Regulatory Committee granted planning permission for a new single storey dwelling on this site in November 2007.

K/57309/CAC – Conservation Area Consent was approved for the demolition of the former workshop in December 2007.

K/58349/CAC & K/58350/F – Planning and Conservation Area Consent applications for the demolition of the workshop and replacement with new antique furniture workshop were withdrawn in April 2008 due to concerns with design and neighbour amenity.

K/58804/F & K/58805/CAC – Planning and Conservation Area Consent applications for the demolition of the existing workshop building and its replacement with a new antique furniture restoration workshop were refused in August 2008. This was due to the size, siting and design of the building, its impact on the Conservation Area and its impact on the amenity of No. 53 High Street.

K/59454/F – The Regulatory Committee granted planning permission for the demolition of the existing workshop and its replacement with a new furniture restoration workshop in November 2008.

K/59455/CAC – Conservation Area Consent was granted in November 2008 for the demolition of the existing building on site.

#### **DESCRIPTION OF DEVELOPMENT**

This application seeks amendments to the new furniture restoration workshop, approved by the Regulatory Committee in November 2008. The amendments to the approved scheme consist of the replacement of the three combined windows and rooflight in the north elevation with three dormer windows and the insertion of a double rooflight over the loading bay instead of the approved single rooflight.

#### **PRINCIPAL AMENDMENTS MADE FOLLOWING SUBMISSION**

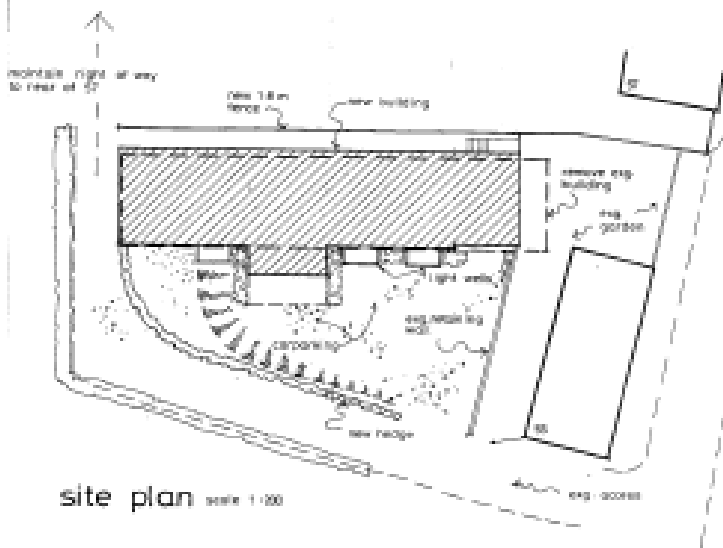
The scheme has been amended during the course of its consideration to remove all rooflights from the rear elevation of the building and the single rooflight from the eastern end of the front elevation.

#### **ADDITIONAL STATEMENT BY THE APPLICANT**

The revised scheme incorporates only minor changes to that which was approved. These revised window styles have no greater effect on any actual or perceived overlooking of the front garden to No. 53 High Street. The full supporting statement can be viewed on the working file.

block plan scale 1:200

AMENDED PLANS

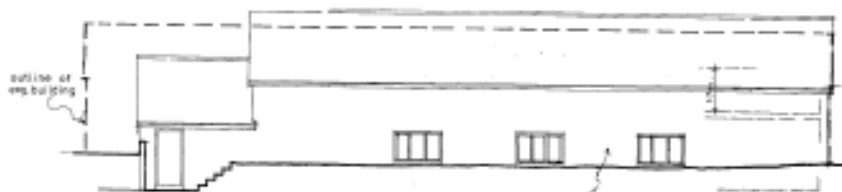


KDC  
PLANNING SERVICES  
23 JAN 2009  
RECEIVED

FILE  
59880

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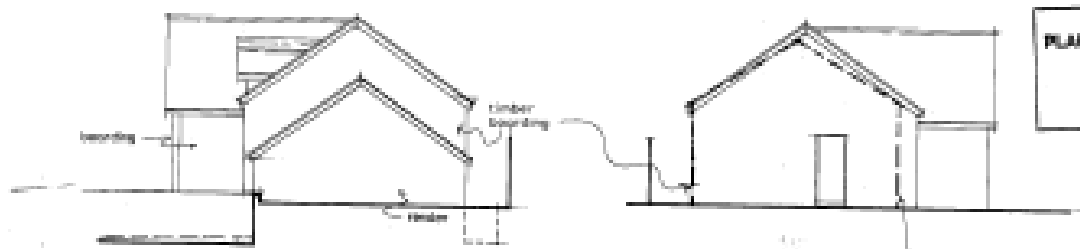
site plan scale 1:200



south elevation



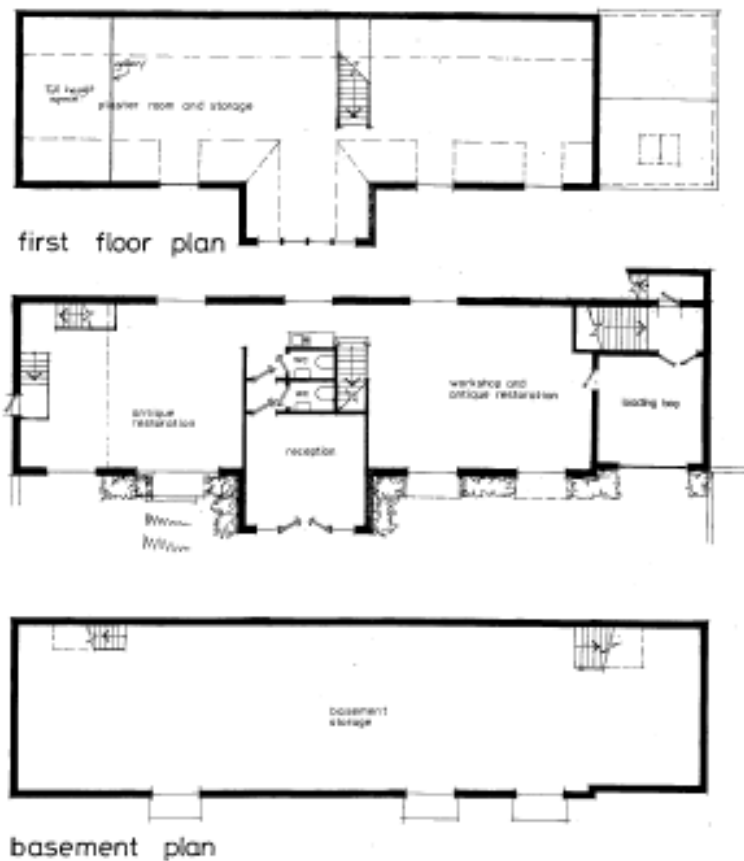
north elevation



west elevation

east elevation

KDC  
PLANNING SERVICES  
23 JAN 2009  
RECEIVED



## CONSULTATIONS

Burbage Parish Council – No objection

County highways – No objection subject to conditions

KDC Conservation – The alterations proposed emphasise the bulk of the building and rooflights here are preferred. The design approach adopted was said to echo a traditional agricultural/industrial form which is lost in these amendments. The minor variations further diminish the quality of the building and make it less compatible in its setting.

## REPRESENTATIONS

Five letters of objection have been received from neighbouring properties;

- The design approach apparently followed a traditional agricultural or industrial form. With every successive reapplication the building looks more like two attached news houses.
- The windows approved on the northern elevation will adequately meet light requirements for the proposed use. Dormer windows will add to the bulk and diminish the industrial/agricultural form.
- The windows on the front elevation will overlook No. 53 and other neighbouring properties.
- The rooflights on the rear elevation will result in a loss of privacy.
- The development is excessive, the dimensions compromise all other residential dwellings. It is overbearing and out of keeping.
- The proposed use will cause considerable traffic and noise.
- The workshop already in existence has been used infrequently and has hardly seen any traffic since 1999. It has been used for storage
- The development is on elevated land and will require significant excavations.

- Parking will be restricted as the ground floor will be lower than the shared drive and where will No. 55 park?
- This is an industrial building in a residential area.
- The times that the workshop is to be used (0730 – 1800) are not in keeping with a residential area.

### **POLICY CONSIDERATIONS**

Kennet Local Plan 2011 - policy PD1 and Central Government planning guidance contained in PPG15: Planning and the Historic Environment are relevant to the consideration of this application.

### **PLANNING OFFICERS COMMENTS**

Members should note that the Regulatory Committee granted planning permission against officer recommendation for the demolition of the existing workshop and its replacement with a new furniture restoration workshop of this size in November 2008 (K/59454/F). The acceptability of erecting a new furniture restoration workshop of the size proposed in this location has therefore been established and is the fall-back position.

The issues for consideration are therefore the impact of the proposed amendments to the design of the building on neighbour amenity and the character and appearance of the Conservation Area.

As reported above, the application has been amended since its submission to remove all rooflights from the rear elevation. As such there will be no loss of privacy to 57, 59 or 61 High Street. The single rooflight at the eastern end of the front elevation has also been removed. All window openings on the front elevation are therefore in the same position as those approved under application K/59454/F. They simply replace the split-window/rooflights originally approved with dormer-style windows of similar overall dimensions – the main change is that the overall glazed area will be slightly less but a proportion of it will be further forward of the roofslope where the dormer replaces the previous rooflight element. Consequently the development will have no greater impact on neighbour amenity than the approved scheme and a refusal on these grounds is not justified.

In terms of design, concern has been raised that the proposed dormers add to the bulk of the building and move the building away from a traditional agricultural/industrial form. However, the reality is that they are little different from what was previously approved and are in keeping with the overall scale of the building, the size of which has already been considered suitable by the committee. As such they are not considered harmful to the overall design of the building or any more damaging to the character and appearance of the Conservation Area than the previously approved scheme.

### **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 plan number 060901-10E and letter from Michael Fowler received on the 23rd January 2009.

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. No development shall take place until details of the materials to be used for the external walls and roofs (including samples) have been 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 premises to which this permission relates shall be used solely for purposes within Class B1 of the Schedule to the Town and Country Planning (Use Classes Amendment) Order 2005, (or in any provisions equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification).

REASON: The proposed use is acceptable but the local planning authority wish to consider any future proposal for a change of use, other than a use within the same Class, having regard to the circumstances of the case.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting or amending that Order with or without modification), no windows, doors or other openings, other than those shown on the approved plans shall be inserted in any elevation of the building hereby permitted.

REASON: In the interests of the privacy of the neighbouring properties.

6. Plans of the means of the disposal of surface water from roads, paved areas and roofs, shall be submitted to and approved by the local planning authority before work commences on site. Development shall take place in accordance with the approved details.

REASON: To ensure satisfactory surface water drainage.

7. Before any part of the development hereby permitted is first occupied the access, turning area and parking spaces shall be completed in accordance with the details shown on the approved plans, and shall thereafter be maintained for these purposes.

REASON: In the interests of highway safety.

8. 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 ED10; and Central Government planning policy set out in PPG15. .

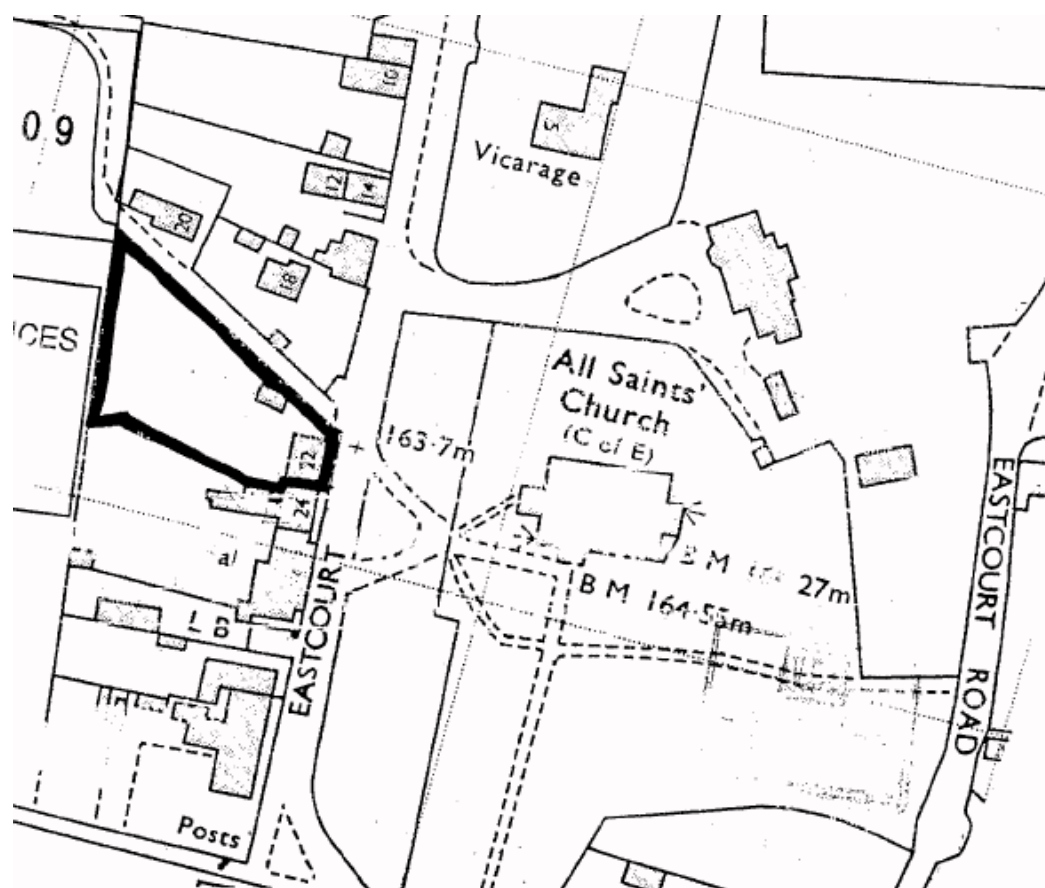


Item 6

**APPLICATION NO:** K/59809/F  
**PARISH:** BURBAGE  
**APPLICATION TYPE:** Full Planning  
**PROPOSAL:** Two storey extension to the rear and replacement garage  
**SITE:** 22 Eastcourt, Burbage, Wiltshire, SN8 3AG  
**GRID REF:** 423262 161414  
**APPLICANT:** Margaret Clark  
**AGENT:** Mr Richard Springford  
**DATE REGISTERED:** 27/11/2008  
**CASE OFFICER:** Gill Salisbury

## BACKGROUND

This application has been brought before the Regulatory Committee at the request of Cllr Stewart Wheeler.



Location Plan

## SITE & LOCATION

The site is located within the area of Eastcourt which lies to the west of the parish church in Burbage. From the roundabout at the southern end of Burbage head north along the High Street. Take the first right into Suthmere Drive. At the end of the road turn left into Eastcourt Road. Take the third left into Eastcourt and follow the road around to the right. 22 Eastcourt is on the left hand side opposite the church.

The property is an end terrace cottage with a small detached garage. The dwelling is grade II listed and is located in a prominent roadside position within the Conservation Area. The property has previously been extended prior to being listed, but the original scale and character of the cottage have not been overwhelmed and the building maintains much significant historic fabric within the core.

### **SITE HISTORY**

**K/57952/F & K/57953/LBC** – Applications for planning permission and listed building consent for a two storey extension and replacement garage were withdrawn in February 2008. This was due to concerns with the size of the extension, the impact it would have on the character and appearance of the listed building and Conservation Area and the impact of the garage on the adjacent mature yew hedge, holly and yew trees.

### **DESCRIPTION OF DEVELOPMENT**

This is a full planning application for the erection of a two storey addition to the side and rear of the property and the construction of a new double garage. The side extension would extend the cottage along the roadside by an extra bay measuring 3.3 metres wide by 4.4 metres deep. The rear extension is set back from this bay by 25cm and measures 6.7 metres in depth by 4.2 metres wide. Materials proposed are painted brickwork and thatch to the side extension and brick and thatch to the rear extension.

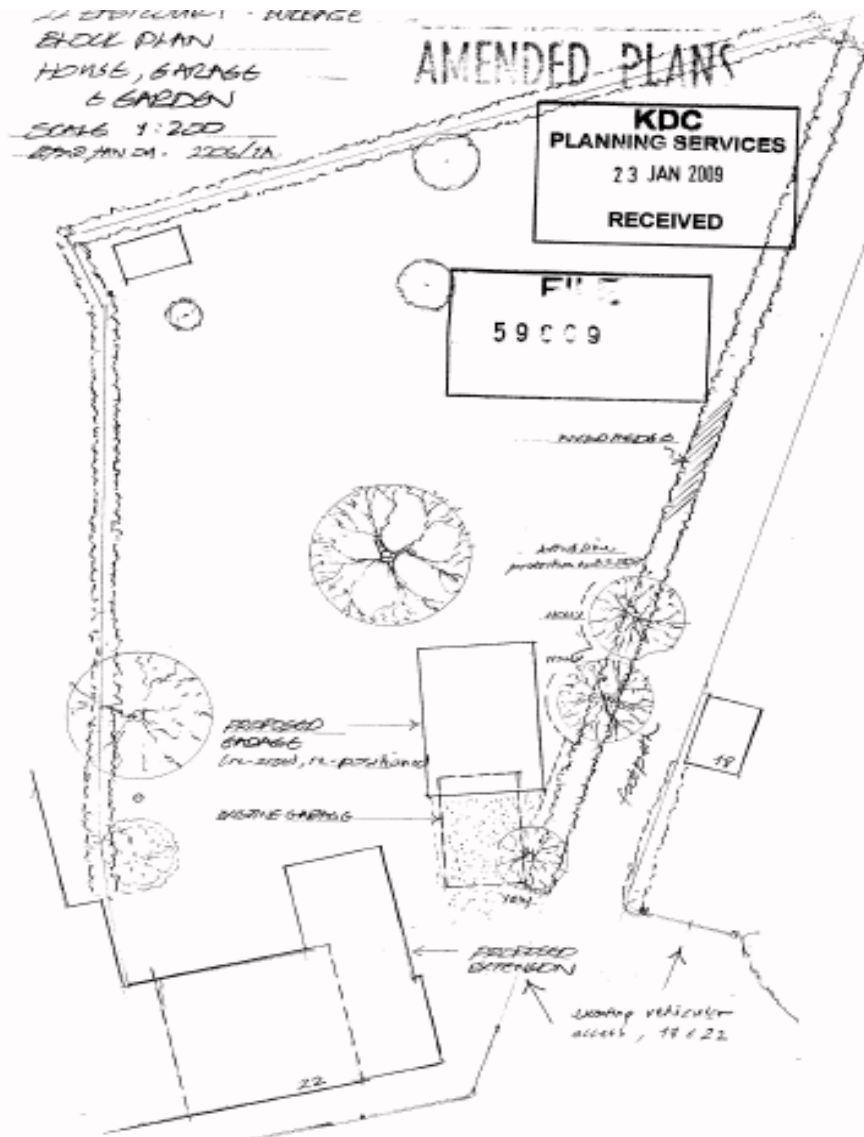
The garage is sited on land to the side of the dwelling and is set back 15 metres from the road. It has a workshop at first floor and measures 5.3 metres wide by 7.7 metres deep and is 5.5 metres in height. The materials proposed are clay tiles to the roof and timber weatherboarding to the walls.

### **PRINCIPAL AMENDMENTS MADE FOLLOWING SUBMISSION**

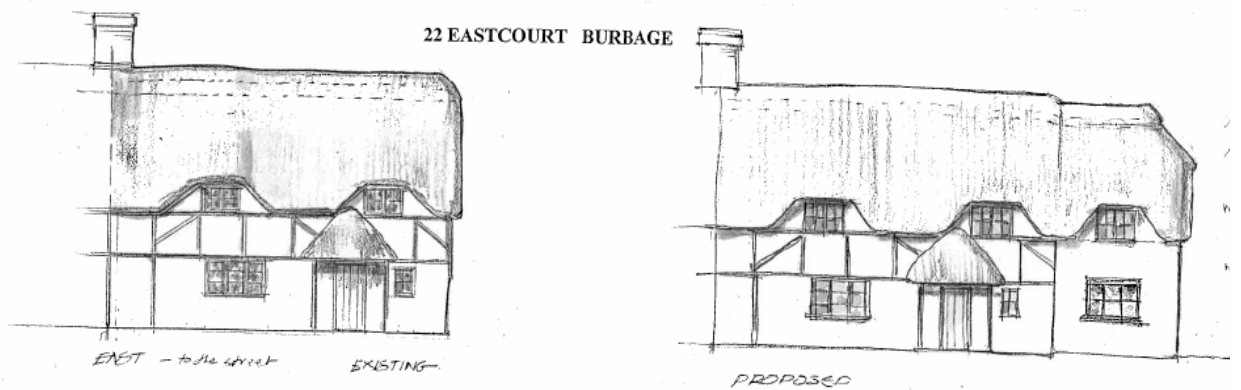
This application has been amended to try to address the concerns of the Landscape and Countryside Officer and the immediate neighbours;

- The block plan has been amended to show the position of the trees and hedges on site.
- The orientation of the garage has been amended and the garage has been relocated so that it is approximately 5 metres closer to the road.

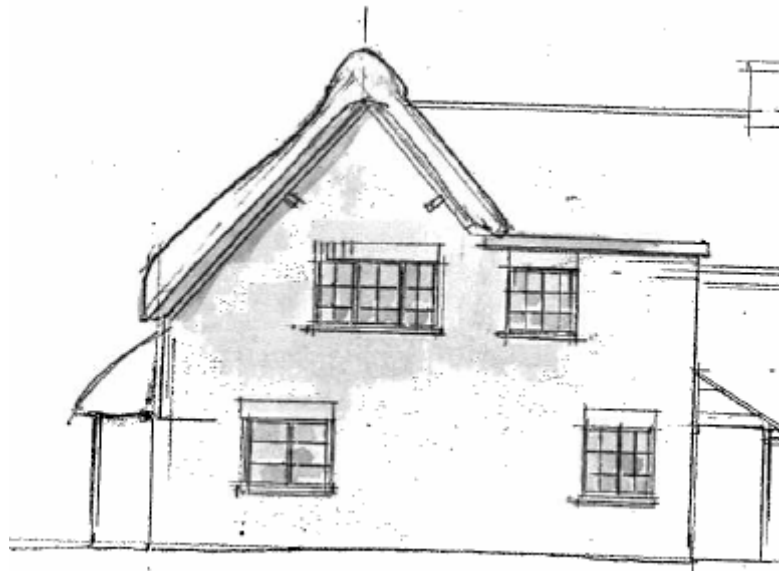
The width of the garage has been reduced by 70cm and the height by 50cm.



Block Plan



Existing and Proposed East Elevation (front)



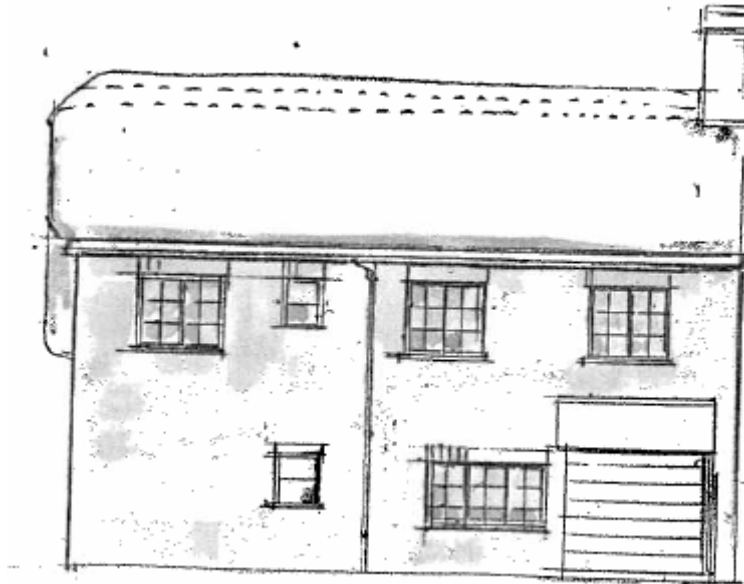
NORTH - to the land

*Existing side elevation*



PROPOSED

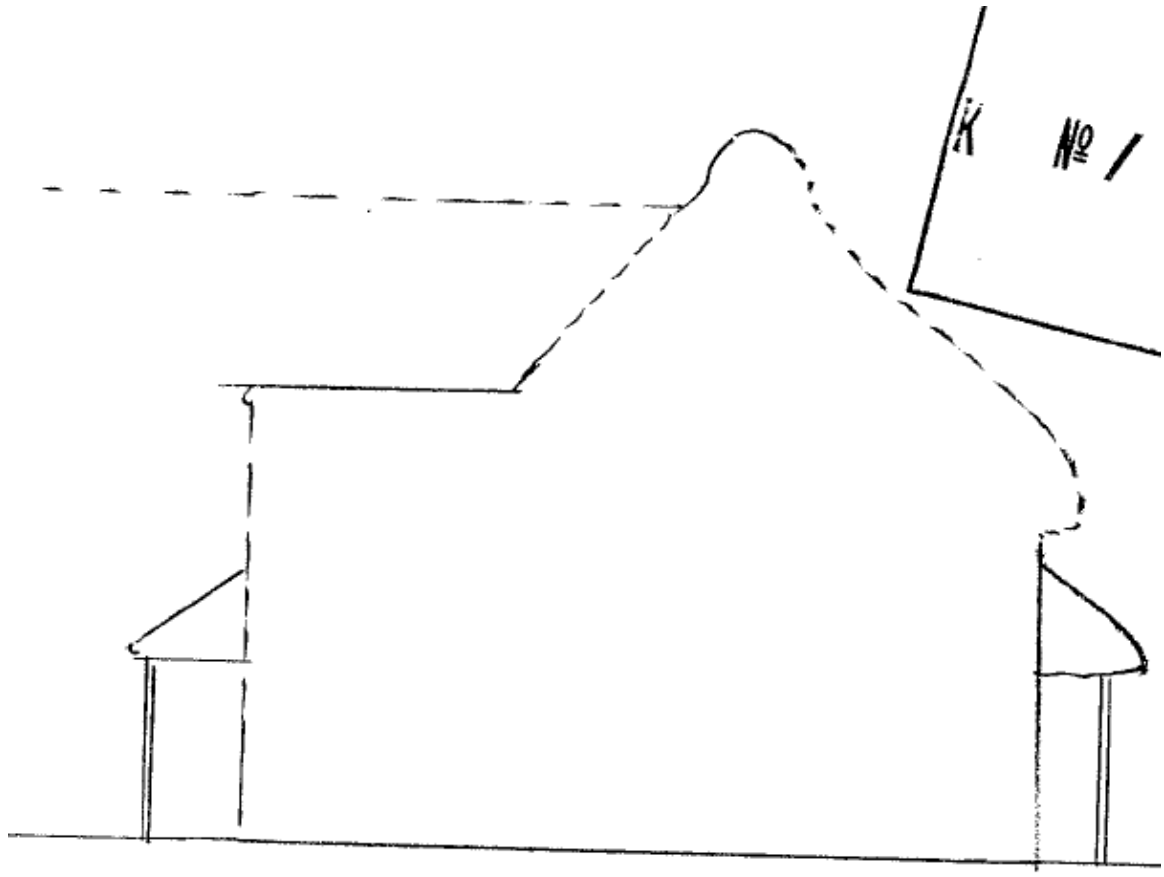
*Proposed side elevation*



*Existing rear elevation*



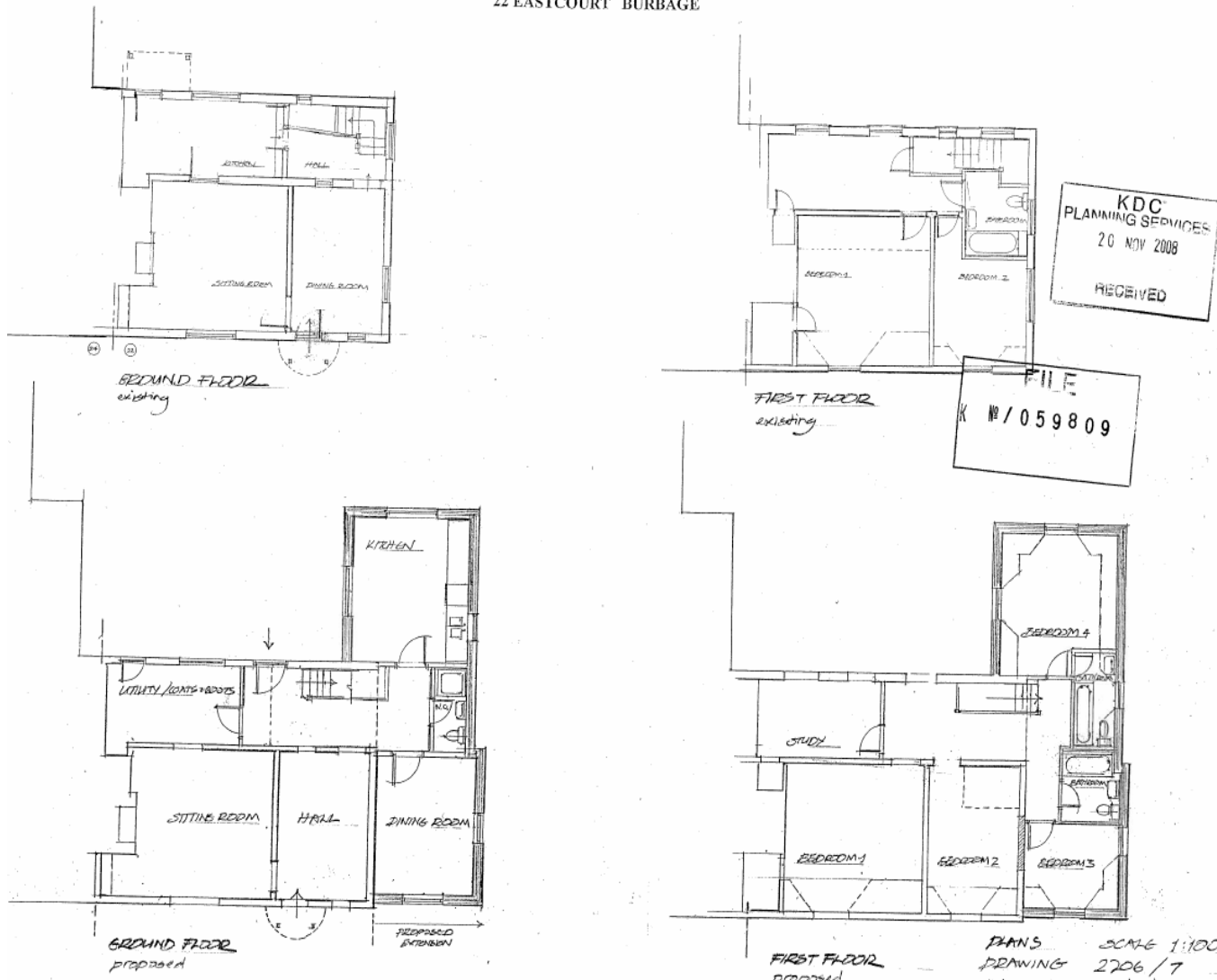
*Proposed rear elevation*



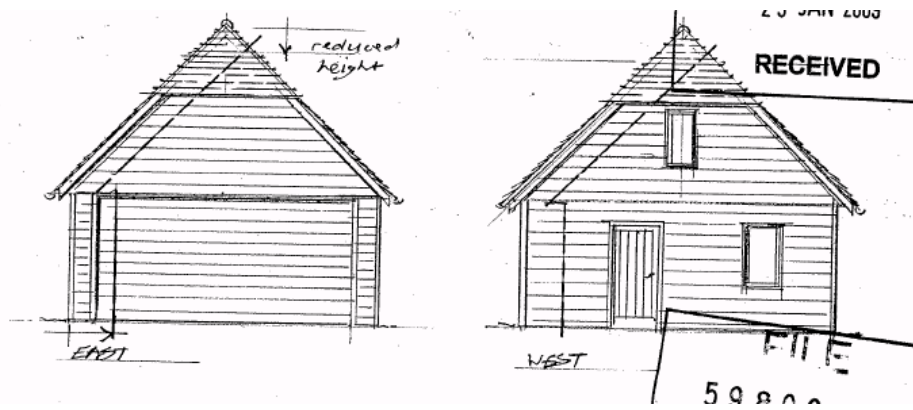
*Existing side (south) elevation*



*Proposed South Elevation (side)*



Existing and Proposed Floor Plans



Garage plan

**ADDITIONAL STATEMENT BY THE APPLICANT**

22 Eastcourt is specifically cited in Kennet District Council's Eastcourt Conservation Area Statement with the visible end gable described as having "an unsympathetic flat roofed extension with unsightly waste pipes, modern windows and aerial". The new extension is proposed to cover this and wrap around the flat roofed extension so that the public view of this building would be considerably improved.

In the previous submission the garage was thought to be acceptable in principle however the countryside officer felt that it should be moved further away from the hedge. This has been done in the revised scheme.

## **CONSULTATIONS**

Parish Council – No objection

KDC Conservation Officer – Objection. The proposed extension, in combination with the proposed garage, is very significant in terms of its scale, mass and location. It is impossible not to conclude that the construction would completely dominate the historic building. The character of the property would be completely changed from that of a modest cottage to a substantial 4/5 bedroom dwelling. Whilst the applicant's desire to improve the appearance of the gable elevation is accepted this could be achieved by far less intrusive means and there is no justification for the construction of extensions of this scale.

The proposals in no way meet the Council's statutory obligations to preserve the features, character and setting of the protected building and area.

KDC Landscape and Countryside Officer – Initial objection. The proposal has not considered the root protection areas of the boundary hedge, two mature holly trees and yew which are of significance to the amenity of the conservation area and will be adversely affected by the proposal. The loss of these trees and hedge will significantly and detrimentally change the character of the area and result in the garage dominating views along the footpath.

The amended plans have not overcome this objection. While the re-orientated smaller garage is an improvement the issues relating to the yew at the front of the site have not been addressed and it is still likely to be adversely affected by the proposals. The tree is a high amenity specimen which is protected by virtue of the conservation area status of the area. Information is required relating to the protection of the yew and assurances that there will be no impacts on its health and amenity. This needs to take the form of an arboricultural report, design proposals and tree protection details to comply with BS54837(2005) 'Trees in Relation to Construction'. This information has not been submitted and so the proposal remains unacceptable.

## **REPRESENTATIONS**

A neighbour objection was received to the original plans on the grounds that;

- The side extension will bring the building much closer to No. 18 and two first floor windows in the side elevation will directly overlook the front garden reducing any sense of privacy.
- The first floor window in the garage will result in a loss of privacy to the rear garden.
- The garage is a substantial building and its proposed location would reduce light to No. 18 in the winter months.

A further objection letter was received to the amended plans. While the repositioned garage would have less of an impact on No. 18 as trees would screen the building (so long as the trees remain in place), the overall size of the garage is overwhelming. With the rear extension the development will make the area overcrowded with a loss of privacy to the front and rear garden of No. 18 Eastcourt.

## **POLICY CONSIDERATIONS**

Kennet Local Plan - policy PD1: Development and Design and Central Government planning guidance contained in Planning Policy Guidance Note 15: Planning and the Historic Environment are relevant to the consideration of this application.



## **PLANNING OFFICERS COMMENTS**

The following issues are considered relevant to the determination of this application;

a) the impact on the character and appearance of the listed building; b) the impact on the character and appearance of the conservation area; c) neighbour amenity; (d) the impact on significant trees.

Impact on the Listed Building - The proposal represents a very substantial extension to this modest cottage that will more than double the size of the original cottage and take the property from a modest 2/3 bedroom dwelling to a large 4/5 bedroom property. It is considered that the addition of such significant and prominent extensions to the side and rear will dominate and overwhelm the original dwelling and fundamentally alter its character as a small timber framed cottage, to the detriment of its character and appearance. This is 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*".

While attempts have been made to make the extension appear subservient, the set backs and lowered ridge result in a fussy roof form. This is unattractive and technically poor as a specification for thatch, which performs most effectively on very simple, uninterrupted roof slopes. The introduction of half hips is also out of character with the existing building. The various minor changes in plane and ridge height will appear awkward and are likely to prove areas of accelerated wear in the short term. Whilst it is accepted that the existing gable wall brickwork and rear extension are of poor appearance, these could be similarly improved by far more restrained scheme.

Concern has been raised that the proposed garage building would have an adverse impact on the setting of the listed building. Whilst this is a large building, the proposed garage will replace a poor quality single garage which occupies a prominent location. The garage has been reduced in size and is set back within the site. On balance it is not considered significantly harmful to warrant a refusal on these grounds.

Impact on the Conservation Area – The property occupies a prominent position within the Conservation Area and both the extensions to the side and rear of the dwelling will be highly visible from public viewpoints. While it is accepted that the existing extension to the side of the property is unattractive, the proposed extensions in their failure to preserve or enhance the character and setting of the historic building also fail to preserve or enhance the character or appearance of the designated conservation area. As such the proposed extensions are considered detrimental to the character and appearance of the designated Eastcourt Conservation Area.

Neighbour Amenity – Two windows are proposed at first floor level in the side elevation of the extension. Although there are two windows in the side elevation of the property at present, the proposed windows will be 3.3 metres closer to No. 18 Eastcourt. While the bathroom window could be obscure glazed, the bedroom window would have direct views into the front garden of No 18. The front garden to No. 18 is bound by a high hedge and gates that make this space private. The extension however would result in a significantly greater level of overlooking of this private space than the existing situation due to the proximity of the extension to No. 18. The proposal is therefore considered unacceptable in that it will result in a significant loss of privacy to No. 18 Eastcourt.

The neighbour has also objected to the garage building. However the garage has been reduced in size and relocated within the site so that it will now be screened from the adjacent property by existing vegetation. It has also been repositioned so that the view from the first floor window is down the garden of the application site. It is not considered that the garage would have any significant adverse impact on the adjacent property.

Impact on Trees – The proposed garage is sited close to the existing yew at the front of the site. While the existing single storey garage is hard up against the yew, the proposed garage building is considerably larger than the existing garage and the concern is that the tree could be adversely affected by the proposal. The tree is a high amenity specimen and contributes to the character and appearance of the conservation area. It is therefore important to ensure that there will be no impact on its health and amenity.

An arboricultural report, design detail and tree protection details to comply with BS54837 “Trees in Relation to Construction” have been requested but no detail has been received. In light of this the proposal remains unacceptable. The applicant has requested that this be dealt with by condition. This is not considered appropriate in this instance as it could result in planning permission being granted for the construction of a garage that would result in damage to or the loss of the tree. The requirement is that information should be supplied up front to provide the committee with the information it requires to accurately assess the proposal. This has not been done ( a similar lack of detail on the listed building application adversely affects the Committee’s ability to determine this also, as referred to in the report that follows).

## **CONCLUSION**

The proposed extension is very significant in terms of its scale, mass and location and would dominate the historic building. The character of the property would be fundamentally changed from that of a modest cottage to a substantial 4 to 5 bedroom dwelling. Whilst the applicant’s desire to improve the appearance of the gable elevation is accepted this could be achieved by far less intrusive means and there is no justification for the construction of extensions of this scale. The proposals do not meet the Council’s statutory obligations to preserve the features, character and setting of the protected building and the character and appearance of the Conservation Area.

In addition, the proposal is considered harmful to the reasonable living conditions of the adjacent dwelling, No. 18 Eastcourt by reason of overlooking. Finally, insufficient detail has been submitted to ensure the retention of the Yew tree that contributes to the character and appearance of the Conservation Area.

## **RECOMMENDATION - Refuse**

1. The proposed development, by reason of its size, design and location, would dominate the historic building and fundamentally change the character of this modest cottage to the detriment of its character and appearance and recognised importance as a grade II listed building. The proposal is therefore contrary to Kennet Local Plan Policy PD1 and Central Government planning guidance set out in PPG15: Planning and the Historic Environment.

2. The property occupies a prominent position within the Conservation Area and both the extensions to the side and rear of the dwelling will be highly visible from public viewpoints. The proposed extensions by reason of their size and design will dominate and overwhelm the original modest cottage to the detriment of its character and appearance and its failure to preserve or enhance the character and setting of the

historic building the proposed development also fails to preserve or enhance the character or appearance of the designated conservation area. As such the proposal is contrary to Kennet Local Plan Policy PD1 and Central Government planning guidance contained in PPG15.

3. The windows proposed at first floor level in the side elevation of the side extension will overlook the secluded front garden area of No. 18 Eastcourt resulting in a loss of privacy to the occupiers of this dwelling. As such the development would have a detrimental impact on the amenity of the occupiers of No. 18. The development is therefore contrary to Kennet Local Plan Policy PD1.

4. Insufficient information has been supplied to assess the full impact that the proposed garage building would have on the adjacent Yew tree which is protected by virtue of the Conservation Area status of the area. The tree is high amenity specimen that contributes to the visual amenity of the area. The proposal is therefore contrary to a main aim of policy PD1 of the Kennet Local Plan 2011 which seeks to protect the character and distinctiveness of the district and its local landscape features.

Item 7

**APPLICATION NO:** K/59813/LBC  
**PARISH:** BURBAGE  
**APPLICATION TYPE:** Listed Building Consent  
**PROPOSAL:** Two storey extension to the side and rear  
**SITE:** 22 Eastcourt, Burbage, Wiltshire, SN8 3AG  
**GRID REF:** 423262 161414  
**APPLICANT:** Margaret Clark  
**AGENT:** Mr Richard Springford  
**DATE REGISTERED:** 27/11/2008  
**CASE OFFICER:** Gill Salisbury

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### **BACKGROUND**

This listed building consent application is associated with the previously reported application for full planning permission K/59809/F and has been brought to Committee at the request of the local ward member, Cllr Wheeler.

The following information is all as reported under K/59809/F;

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

The description of the development is also the same with the following exceptions;

- This application is for listed building consent as opposed to an application for planning permission,
- This application includes the two storey extension and associated internal works only.
- This application does not include the garage building which does not require listed building consent

### **CONSULTATIONS**

Parish Council – No objection

KDC Conservation Officer – Objection. The proposed extension is very significant in terms of its scale, mass and location. It is impossible not to conclude that the construction would completely dominate the historic building. The character of the property would be completely changed from that of a modest cottage to a substantial 4/5 bedroom dwelling. Whilst the applicant's desire to improve the appearance of the gable elevation is accepted this could be achieved by far less intrusive means and there is no justification for the construction of extensions of this scale. The proposal in no way meets the Council's statutory obligations to preserve the features, character and setting of the protected building and area.

### **POLICY CONSIDERATIONS**

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

### **PLANNING OFFICERS COMMENTS**

The main consideration in respect of this proposal is the impact of the development on the character and appearance of the grade II listed building.

The proposal represents a very substantial extension to this modest cottage that will more than double the size of the original cottage and take the property from a modest 2/3 bedroom dwelling to a much larger 4/5 bedroom property. It is considered that the

addition of such significant and prominent extensions to the side and rear will dominate and overwhelm the original dwelling and fundamentally alter its character as a small timber framed cottage, to the detriment of its character and appearance. This is 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”.

While attempts have been made to make the extension appear subservient, the set backs and lowered ridge result in a fussy roof form. This is unattractive and technically poor as a specification for thatch, which performs most effectively on very simple, uninterrupted roof slopes. The introduction of half hips is also out of character with the existing building. The various minor changes in plane and ridge height will appear awkward and are likely to prove areas of accelerated wear in the short term. Whilst it is accepted that the existing gable wall brickwork and rear extension are of poor appearance, these could be improved by far more restrained scheme.

In terms of justification, PPG15 requires that applicants for listed building be able to justify their proposals and show why the proposed works are “desirable or necessary”. Whilst for the applicant 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. The cottage offers a reasonable level of accommodation and it would be difficult to argue that any fundamental lack of facilities justifies the addition of such a substantial extension in order to secure the future preservation of the building.

Finally, Central Government Policy in PPG15 states 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. The plans submitted however are at a small scale and the level of detail is insufficient to provide an accurate representation of the final appearance of such a far-reaching proposal. The complex roof form is likely to prove difficult to construct and thatch and details of feature such as eaves, verges, lintel treatments, window details, plumbing arrangements etc are unresolved. As such it is not considered that the current drawings could be relied upon to guarantee a satisfactory implementation of the scheme in a historically sensitive location.

## **CONCLUSION**

The proposed extension is very significant in terms of its scale, mass and location and would dominate the historic building. The character of the property would be fundamentally changed from that of a modest cottage to a substantial 4 to 5 bedroom dwelling. Whilst the applicant’s desire to improve the appearance of the gable elevation is accepted this could be achieved by far less intrusive means and there is no justification for the construction of extensions of this scale. The proposals do not meet the Council’s statutory obligations to preserve the features, character and setting of the protected building.

## **RECOMMENDATION - Refuse**

- 1 The proposed development, by reason of its size, design and location, would dominate the historic building and fundamentally change the character of this modest cottage to the detriment of its character and appearance and recognised importance as a grade II listed building. The proposal is therefore contrary to Central Government planning guidance set out in PPG15: Planning and the Historic Environment.

- 2 The application contains insufficient information to enable an accurate assessment of the impact of the proposed works on the listed building. In particular, the submitted plans are at small scale and the level of detail is insufficient to provide an accurate representation of the final appearance of the development. Details of the roof construction are vague and features such as eaves, verges, lintel treatments, window details, plumbing arrangements are unresolved. As such the proposal is contrary to Central Government planning guidance contained in PPG15: Planning and the Historic Environment.
  
- 3 The justification provided in support of this application is not sufficient to override the harm that would be caused to the character and appearance of this protected building. The proposal, therefore, does not comply with Central Government planning policy set out in Planning Policy Guidance note no. 15.

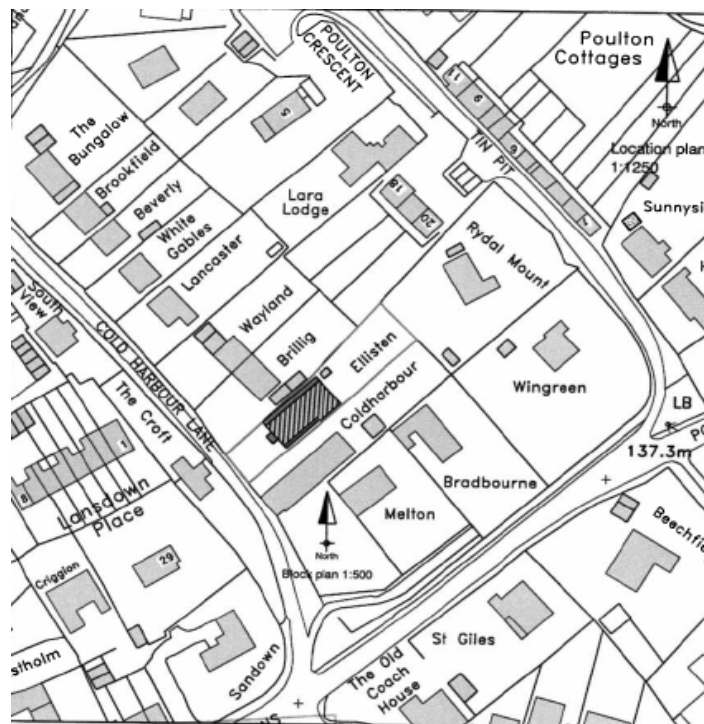
Item 8

**APPLICATION NO:** K/59914/F  
**PARISH:** MARLBOROUGH  
**APPLICATION TYPE:** Full Planning  
**PROPOSAL:** Proposed extensions and alterations including loft conversion, raising the roof, side extensions, pitched roof dormer window to the front elevation, a series of high level rooflights, safety railings to the rear first floor lounge doors and enclosed front porch  
**SITE:** Ellisten, Cold Harbour Lane, Marlborough, SN8 1BJ  
**GRID REF:** 419226 169516  
**APPLICANT:** Mr Chris Sparkes  
**AGENT:** Mr Alistair Tuttle, Tuttle Architectural Services  
**DATE REGISTERED:** 17/12/2008  
**CASE OFFICER:** Gill Salisbury

**SITE LOCATION**

The site lies towards the south-east end of Coldharbour Lane and is the third property on the right hand side of the road when entering Coldharbour Lane from St Martins/Poulton Hill. The property is a detached bungalow situated in a residential area.

Ground levels rise along Coldharbour Lane in a south-east to north-west direction. As such Ellisten sits at a higher level to the neighbouring property, Cold Harbour to the south-east and at a lower level to Brillig to the north-west.



Site Location Plan

**SITE HISTORY**

**K/17396** – A single storey extension was granted planning permission in May 1991

**K/38023** – Planning permission was approved in October 1999 for the erection of a single storey extension plus and extension into new roof space.

**K/41875** – Planning permission was approved in September 2001 for a new pitched roof and storage area over existing kitchen extension.

**K/51033/F** – Planning permission was approved in November 2004 to renew planning permission K/38023 for the erection of a single storey extension plus and extension into new roof space.

**K/58211/F** – A planning application was withdrawn in April 2008 for a proposed roof space conversion including raising the roof, dormer windows, side extensions, an enclosed front porch and rear balcony. This was due to concerns with design and overlooking from the side dormer windows, rooflights and balcony.

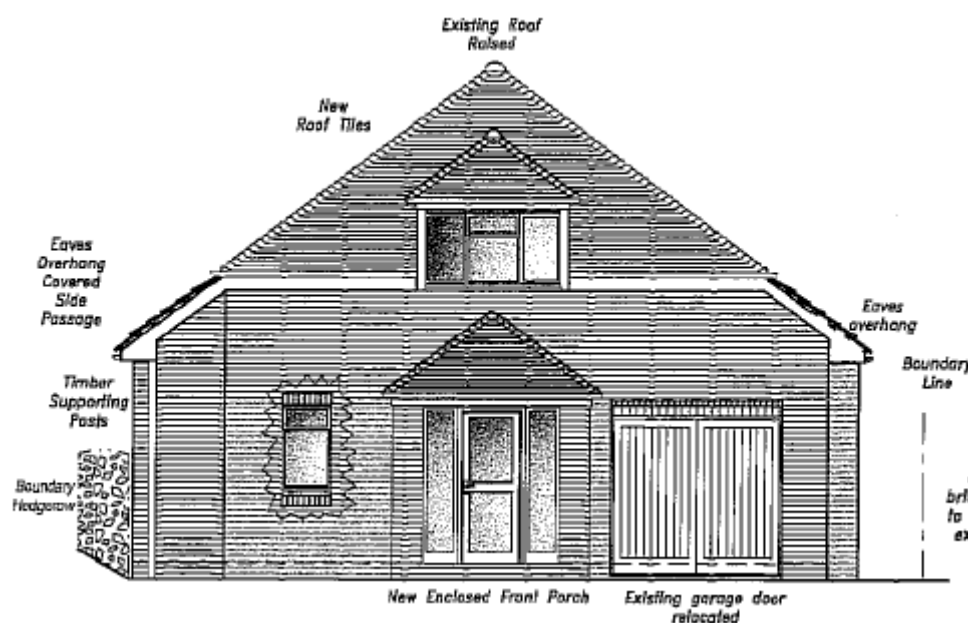
**K/58993/F** – A planning application was withdrawn in August 2008 for extensions and alterations including raising the roof, side extensions, dormer windows, high level rooflights, safety hand railings to the rear first floor lounge doors and an enclosed front porch. This was due to the high level of perceived overlooking and overbearing impact that would result from the two side dormers.

**K/59526/F** – Planning permission was refused in November 2008 for extensions and alterations including raising the roof, side extensions, dormer windows, high level rooflights, safety railings to the rear first floor lounge doors and an enclosed front porch. This was on the grounds that the proposed dormer windows in the side elevations would result in a high level of perceived overlooking of the adjoining properties and would have an overbearing impact on Coldharbour.

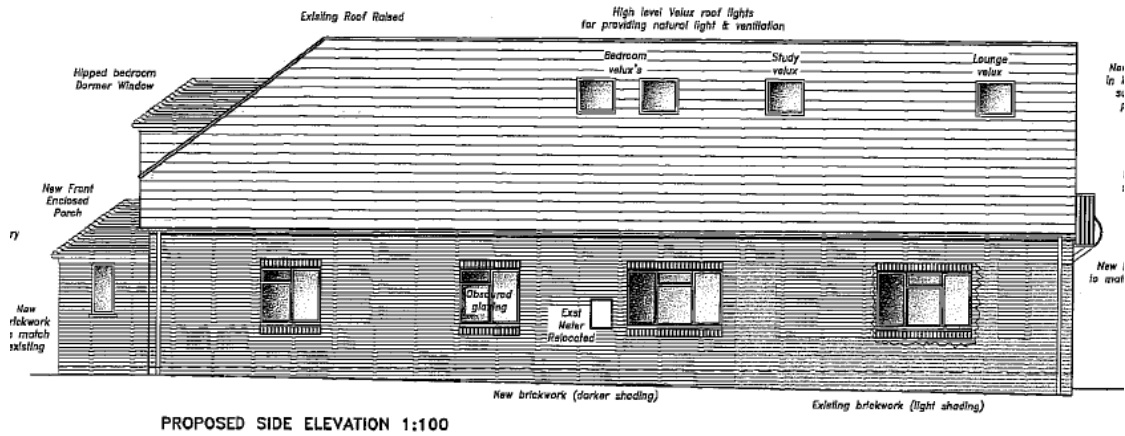
## DESCRIPTION OF DEVELOPMENT

This is a full planning application for extensions and alterations to the existing dwelling. The works proposed include raising the roof by 1.3 metres to accommodate additional living space at first floor level, increasing the height of the eaves by 50cm, extending to both sides of the property, introducing a dormer window and enclosed porch to the front elevation and installing four high level rooflights on each roofslope.

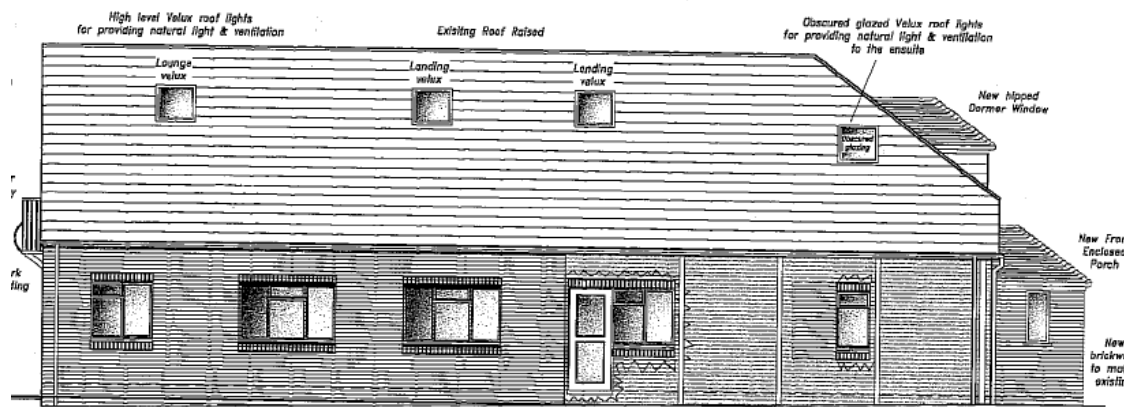
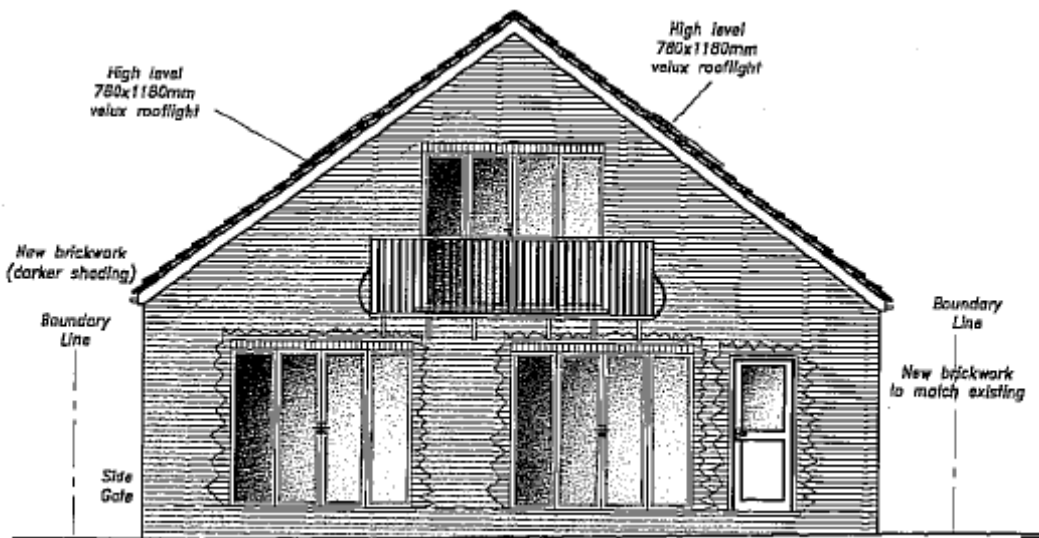
The materials proposed are brick to match and tile to be in keeping with surrounding properties.





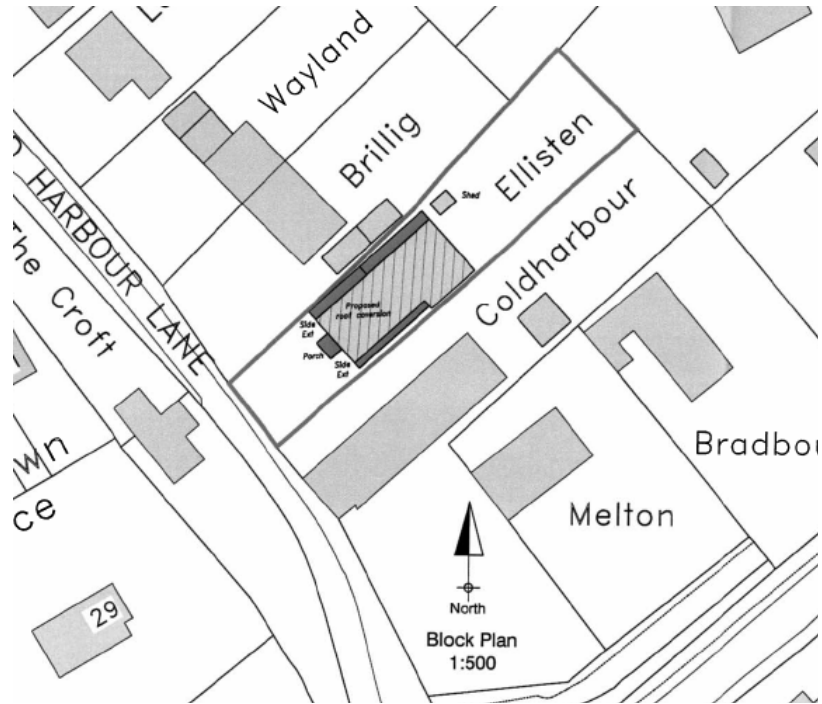


PROPOSED SIDE ELEVATION 1:100

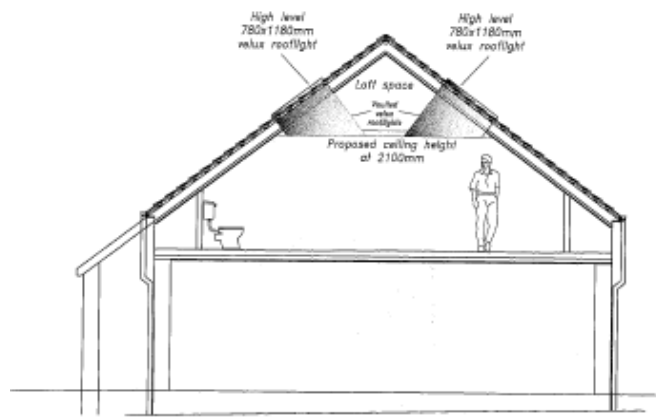


PROPOSED SIDE ELEVATION

Proposed Elevations



Block Plan



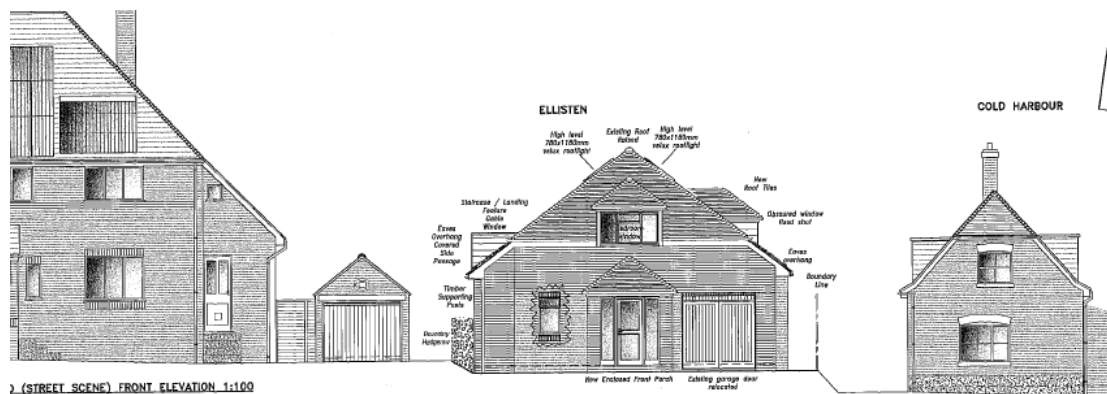
PROPOSED SECTION  
DEMONSTRATING HIGH LEVEL VELUX WINDOWS 1:50

*Proposed Section*



STREET SCENE FRONT ELEVATION 1:100

*Street scene showing the Existing development in relation to its neighbours*



***Street scene as proposed (nb – dormers to sides now omitted)***

**ADDITIONAL STATEMENT BY THE APPLICANT**

The applicant has submitted a Design and Access Statement to support their planning application. The revised proposals has been designed to; minimise its impact on the area; keep to a reasonable size and bulk and take into consideration the privacy of all surrounding/neighbouring properties.

The full document can be viewed on the working file.

**CONSULTATIONS**

Marlborough Town Council - object to this application on the grounds that it is an overdevelopment of the site and too close to the boundary.

County Archaeologist– No objection subject to a condition requesting a programme of archaeological work.

**REPRESENTATIONS**

Three letters of objection have been received from neighbouring properties objecting to the proposal on the following grounds;

- The height of the extension is overbearing on and would have an impact on the light presentation for The Croft opposite.
- The building is the same size as the previously rejected application.
- In relation to Cold Harbour it is overbearing and oppressive because of its height, size and location of significantly higher ground. It would result in a loss of light to the landing and upper eastern window of Cold Harbour. The overbearing impact would be very noticeable in the courtyard to the east of Cold Harbour
- The proposed front dormer overlooks downwards into the main bedroom window of Cold Harbour at a distance of 30ft.
- The description is misleading. The width will increase by 1.7 metres and the height by 1.2 metres. The floor area is almost doubled – a larger house is being squeezed into this already tight site.
- The proposed height increase will block light and solar thermal energy from the south facing wall, roof and window of Brillig reducing the overall energy performance of the site.
- The house would come tight to both its side boundaries and will be very close to the boundary hedge and trees with Brillig which may be damaged or lost.

**POLICY CONSIDERATIONS**

Kennet Local Plan -policy PD1: Development and Design is relevant to the consideration of this application.

## **PLANNING OFFICERS COMMENTS**

The key issue is the impact of the proposed development on neighbour amenity.

The occupiers of Cold Harbour object to this application on the grounds that the extension would be overbearing and result in a loss of light to their property. Ellisten does sit at a higher ground level to Cold Harbour and the proposed increase in width will bring Ellisten closer to the neighbours. These two properties however already have a very close relationship and it is not considered that the proposed increase in the width and height of the dwelling would have any significantly greater impact on the adjacent property than the existing situation. This is largely due to the siting of Cold Harbour forward of Ellisten and the design of the development which is pitched away from Cold Harbour. The proposed relationship between the two properties can be seen in the street scene and block plan above.

The occupiers of Cold Harbour are also concerned that the front dormer will overlook down into the main bedroom of their property. The main outlook from this window however will be forwards over the parking area to the front of Ellisten and any views of the bedroom at the neighbouring property are at an oblique angle.

The occupiers of Brillig have also objected to this application on the grounds that the development will block light and solar thermal energy to the south side of their property. While the height of the dwelling will increase by 1.3 metres, the overall height of the house is modest at 6.85. Ellisten sits at a lower ground level to Brillig and the properties are separated by 6 metres. As such it is not considered that the proposed height increase would result in any significant loss of light to Brillig.

The development will have no significant impact on The Croft which is situated 20 metres from the site on the opposite side of Coldharbour Lane.

Marlborough Town Council also object to this application on the grounds that the proposal is an overdevelopment and is too close to the site boundaries.

The existing dwelling is close to both boundaries as a result of its location within a long and narrow plot. While the extensions will significantly increase the size of the dwelling and bring the property closer to its boundaries, the development can be achieved without resulting in significant harm to the amenity of neighbouring properties, for the reasons above. Sufficient space will also remain to the south of the site to allow access along a path from the front of the property to the rear garden. As the site is capable of accommodating the proposed development without resulting in harm to the amenity of adjoining properties, it is not considered to be an overdevelopment of the site.

The development is close to the northern boundary hedge and two apple trees however these are not protected and are not of high amenity value.

Finally, concern has been raised that the building is the same size as that previously refused (K/59526/F). No changes have been made to the size of the building in this application because your officers previously raised no objection to the size of the building. The last application was refused due to concerns with the dormer windows along the side elevations of the property only. It was not refused on the grounds of size. The dormer windows have been removed from the current scheme and as such the previous reason for refusal has been addressed. The proposed development is therefore considered acceptable.

## **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. The materials to be used in the construction of the external walls of the development hereby permitted shall match in colour and texture those used in the existing structure.

**REASON:**

To secure harmonious architectural treatment.

3. The development hereby permitted shall not be commenced until details of the material to be used on the roof of the development have been submitted to and approved by the local planning authority in writing. Development shall be carried out in accordance with the approved details.

**REASON:**

To secure harmonious architectural treatment.

4. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

**REASON:**

To safeguard the site of archaeological interest.

5. 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: Policy PD8.