

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	14th May 2008
Application Number	07/02071/FUL
Site Address	Park View, Calcutt Farm, Cricklade.
Proposal	Erection of an One and Half Storey Extension to provide Double Garage/Car Port with Semi-Self contained Flat unit above (Resubmission of 07.00895/FUL)
Applicant	Mr Saunders
Town/Parish Council	Cricklade
Grid Ref	411376 193213
Type of applications	Full Application

Reason for the application being considered by Committee

This application was deferred from the October 10th 2007 Committee because members wanted to clarify the Listed Building status of the dwelling. The applicant's wrote to English Heritage requesting that the building be de-listed. The Department of Culture, Media and Sport wrote to North Wiltshire District Council on 6th March 2008 and advised that specific reference to the C20 building has now been omitted from the listing description. However, it has since been confirmed that this does not mean that the Park View has been de-listed, as it is still attached to the Grade II listed building of Calcutt Farmhouse, so it is listed by virtue of being within its curtilage (at the time of listing). It could only be de-listed, if the entire building, including Calcutt Farmhouse, had been omitted from the English Heritage listing description.

Officer's advised the applicant of this decision and that Listed Building Consent would be needed to proceed with this application.

However, the original letter from DCMS is open to some interpretation and there has been an exchange of correspondence between officers and the applicant's agent debating this issue.

Officers have taken further advice from English Heritage and the Department of Culture, Media and Sport. At present officers remain of the view that technically Listed Building Consent is required for the works but it is hoped that DCMS will be in a position to confirm (or at least to clarify) the position prior to the meeting.

Summary of Report

This application is for a new garaging accommodation and a rear utility room to be attached to the existing dwelling on its southeast and east side. A new staircase leading up from the extension would lead to living accommodation within the roofspace with dormers. A fourth bedroom is also proposed for the dwelling itself above the proposed utility room on the rear elevation. Park View is attached to a Grade II Listed Building of Calcutt Farm and therefore the key points to consider are as follows:

- Implications on DC Core Policy C3, HE4 and H8 of the 2011 North Wiltshire Local Plan 2011
- Design and scale of the development

Officer Recommendations

Planning Permission be REFUSED.

Contact Officer	Mandy Fyfe	01249 706638	mfyfe@northwilts.gov.uk
------------------------	------------	--------------	-------------------------

Proposal and Site Description

The proposal is for a part one and half storey extension to the side of the dwelling and a rear two storey extension. The one and half-storey extension would provide a double garage and car port with internal staircase leading to a bedroom, bathroom and living room in the roof space. (This new accommodation would be for the applicant's son). At the rear of the property a new utility room is proposed with a fourth bedroom for the main house above. The plans also show that a second access would be achieved by an internal linking passage to the first floor. The existing accommodation for Park Farm currently provides a lounge and kitchen with external porch (plus a recently erected conservatory) on the ground floor with three bedrooms, bathroom and ensuite at first floor.

Park Farm is a semi-detached two storey reconstructed stone dwelling that was permitted in 1960 as a non-self contained unit of living accommodation attached to the existing farmhouse of Calcutt Farm which is Grade II Listed late C18/early C19 dwelling. It is a level site reached via a long concrete drive off the slip road to the A419. The property shares this access is several other properties that face onto the A419.

In 2006, the applicant sold off Calcutt Farm itself. Earlier this year under 07.00087/CLE a Certificate of Lawfulness was issued in respect of the building being used as completely separate self-contained dwelling.

The entire building (Calcutt Farmhouse and Park View) is Listed although further advice is being sought from DCMS regarding the status of Park View.

Planning History		
Application number 159/60	Proposal Erection of two-storied non-self contained unit of living accommodation to be attached to existing farmhouse	Decision Permitted
07.00087/CLE	Application for a Certificate of Lawfulness for the use of Building as a separate dwelling	Certificate issued
07.00895/FUL	Erection of Part Two Storey and Part one and half storey side and rear extension	Withdrawn

Consultations

Cricklade Town Council supports this application.

Wiltshire County Council Highways support the application with conditions.

Representations

None received.

Planning Considerations

Principle of development

The proposed new development would be clearly seen from the front driveway of Park View and the other dwellings off this access. The existing dwelling is attached to the side wall of the original dwelling, thus forming a long range. The application proposal would add a further range to this wing of almost the same length again. Only on the rear elevation of Park View (facing north) would a new two storey gable for the new utility room and fourth bedroom break up the long line of development. In addition, the new accommodation would provide 3 dormers on the front (south facing) roof slope. The applicant currently uses this area to park his vehicles. The materials would match the existing 1960's dwelling: Bradstone elevations and matching tiles with white UPVc joinery.

Calcutt Farm is a Grade II Listed building dating from the late 18thC. Park View was constructed as an extension to the rear wing of the farmhouse and is very prominent.

When determining applications for planning permission for development which affects a listed building, the Local Planning Authority is obliged to have special regard to the desirability of preserving that building.

The current proposals which would double the size of Park View would over-extend it to such a degree that it would dominate the listed building when viewed from the north and east and be highly detrimental. In addition the massing and detailing of the proposal is clumsy and does not sit comfortably with the historic built form and the way it has developed until now (including Park View itself).

Impact on Listed Building

Calcutt Farmhouse which is late C18/early C19 is constructed from coursed limestone rubble with ashlar quoins and dressings to the front (facing onto A419). There are brick dressings to the rear wing where the application site is. The road facing roof is stone slate whilst the rear slopes are reconstructed stone slate. Notwithstanding the fact that the 1960's dwelling has been constructed from Bradstone and plain tiles, this new extension would have a detrimental impact on the listed building due to its materials and design and layout.

The "modern estate-like" design of the addition, with large dormer windows would severely affect the setting of the listed building, by being completely incongruous compared to the traditional scale and form of both the listed building and Park View itself. Although Park View is clearly a more modern dwelling, it does respect the form and scale of the listed property. Furthermore as the position of application site would be effectively in front of the listed building to other users of these properties, the current proposal taken with the previous 1960's extension would dominate the listed building and therefore be detrimental to its setting.

The considerations in this report (and indeed officers' conclusions) would be the same whether the building is considered to be listed or merely affecting the setting of the listed building.

Design and Scale of Development

The main objection to the proposal is the design and scale of the development. The existing width of Park View is some 11.6m and the proposal would add a further 11.3m almost doubling the size of the footprint. Although it would be set behind from the existing gable end, it would have a large expanse of roof slope. The three new (south) front dormers would be out of keeping with the small subservient dormer on the rear main range of the listed building.

Affordable Housing

Reference is made to the above issue in that if the applicant's aim is to create a self-contained unit at a later date, then consideration should be given to some form of Affordable Housing Contribution.

Public Open Space

The same issue would also apply here if eventually a new dwelling were proposed, then the applicant's should consider a Public Open Space Contribution too.

Recommendation and any Proposed Conditions/Informatives

Planning Permission be REFUSED for the following reasons:

1. The proposed two and one and half storey extension would be unduly prominent to the side of Park View and would materially and adversely affect the Grade II Listed Building that Park View forms only a part of. The relationship of the proposed extension to the application dwelling by reason of its design, size, height and depth would be unduly prominent to the side of Park View and would fail to harmonise with the character and appearance of both the existing dwelling and Calcutt Farmhouse itself contrary to Policies C3, HE4 and H8 of the North Wiltshire Local Plan 2011 and advice contained in Planning Policy Guidance Note 15.

Informatives

1. Notes are given for your assistance. There may be other matters not mentioned which you will need to consider. North Wiltshire District Council takes no responsibility for omitting reference to such matters here.
2. This decision relates to documents/plans submitted with the application, listed below.

Plan References

Site location plan and Dwg No 11279/1 dated 30th July 2007.

Appendices:	None
Background Documents Used in the Preparation of this Report:	1.20, 2.02, 3.04, 4.02, 4.03, 4.08, 5.01, 6.03