

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	14th May 2008
Application Number	08/00449COU & 08/00450 LBC
Site Address	Coach House, 3, High Street Purton
Proposal	Partial demolition and rebuilding of coach house, single storey extension and alterations to form three to four bedroom dwelling and garage.
Applicant	Mr R. Roots
Town/Parish Council	Purton
Grid Ref	409298 187724
Type of application	Full application and Listed Building Consent

Reason for the application being considered by Committee

These applications have been submitted to the Committee for decision under the scheme of delegation in force after the 8th April 2002 because the proposal would be a departure from the provisions of the Development Plan.

Summary of Report

This application proposes the rebuilding of the original coach house to Purton Court, now in a ruinous condition, as a four bed dwelling. The site lies outside the framework boundary of the town and therefore the key points to consider are as follows:

- Implications on DC Core Policy C3, Housing Policy H4 and historic environment policy HE4.
- Affect of the residential amenity of existing properties
- Impact on the listed building and the wider conservation area
- Impact on highways

Officer Recommendation

Planning Permission be GRANTED subject to the conditions

Listed Building Consent be GRANTED subject to conditions

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Proposal and Site Description

The building, which is in a ruinous condition, was the former Coach House to Purton Court. It lies to the north of Purton Court, at a lower level, alongside the stream separating Purton Court from Kempsters Court. Access is gained from one of the two original vehicular entrances onto the High Street, which has been in constant use during the refurbishment of Purton Court itself. Consent was granted in 2005 for the restoration and conversion of the building (then in a better state of repair) into a four-bed dwelling to facilitate the financing of the repairs required to Purton Court (a Building at Risk). A S.106 Agreement required that works to Purton Court be carried out prior to the development of the Coach House. This has now been done and permission is sought for a revised proposal from the new owner of the Coach House. Although very little now remains of the building it formed an integral part of the setting of Purton Court. Despite the fact that it lies just outside the framework boundary of the village it is considered that its rebuilding, in salvaged materials, to mimic its original form and with some extension at a lower level, would be appropriate to the historic setting.

Planning History		
Application number	Proposal	Decision
03/03350 COU 03/03351 LBC	Refurbishment and partial rebuilding of former coach house to form new dwelling and erection of garage.	Granted May 2005

Consultations

Purton Parish Council has no objections subject to there being no objection on highway grounds

Wiltshire County Council Highways support with conditions (see the recommendations)

Thames Water has no objections

Wiltshire wildlife trust standard letter with regard to obligations in respect of protected species

Representations

The application has been advertised as a departure and the advertisement period expires on 15th May 2008. No representations had been received at the time of writing any received subsequently will be reported as late observations

Planning Considerations

Principle of development

The site lies just on the outside of the framework boundary and the proposal is for neither a replacement dwelling nor one associated with rural enterprise; it is therefore contrary to policy H4. However the site has formed part of the curtilage of the listed Purton Court since it was originally developed and it has always been served by one of the two original vehicle entrances.

The other aspects of the proposal conform to the requirements of policy C3 and the principle of restoring the form of the coach house, using largely salvaged materials, will be of benefit to the setting of the listed building as required by policy HE4. It is considered that the benefit to the historic environment will outweigh the policy objection in this instance

Impact on amenity

There would be no adverse impact on neighbouring properties. Purton Court is set at a higher level close to the High Street and the residential units at Kempster's Court are in the main building, again on the High Street.

Impact on Listed Building

The original coach house was a set piece design of a good quality in terms of both design and materials. Built at the same time as Purton Court itself as a service building designed to compliment the principle building. Planning permission and listed building consent was granted in 2005 in order to provide the financial basis for the repair of Purton Court, at that time a building on the register of buildings "at risk". In its current ruinous condition it does not contribute to the setting of Purton Court. Its rebuilding, in a manner close to its original form and appearance would make a very positive contribution to the listed building and was allowed for in the S.106 Agreement entered into in association with the previous planning permission

Design and Scale of Development

The coach house would be rebuilt to its original form , with an increase of 300mm in height to give better headroom on the upper level and the addition of a single storey range at right angles and a slightly lower level, to the north, to serve as a kitchen and garage (a garage in this position formed part of the previous permission). It would be connected to the main building with a partially glazed link. Openings in the coach house itself would replicate the original pattern.

Highways and Access

The highway authority has not objected given the previous history, subject to the imposition of conditions

Wildlife

No protected species have been recorded on the site and the structure is now a ruin without a roof, it is considered unlikely therefore that any protected species would have moved into the site.

Recommendation and Proposed Conditions/Informatives

As the consultation period in respect of the departure advertisement has not expired it is recommended that the applications be DELEGATED TO THE IMPLEMENTATION TEAM LEADER to allow for the expiry of the consultation period.

In respect of 08/00449 COU recommend PERMISSION subject to:

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2 - The development hereby permitted shall be carried out strictly in accordance with the approved plans subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority.

Reason: To ensure that the development is implemented in accordance with this decision in the interests of amenity, the listed building and its setting, but also to allow for the approval of minor variations which do not materially affect the permission.

3 – Prior to the commencement of the development hereby permitted, details of the following matters (in respect of which approval is expressly reserved) shall be submitted to, and approved in writing by, the local planning authority:

- 1 walls, fences, gates and other means of enclosure;
- 2 ground surfacing materials;
- 3 finished floor levels of all buildings;
- 4 finished levels across the site;
- 5 the means of surface water disposal;
- 6 the means of foul sewage disposal.
7. Samples of all external materials for house and garage, including copings and lintols and details of all internal finishes,
8. Large scale details, including cross-sections and position in openings, at 1:2 of all new window, door, screen and rooflight joinery together with details of lintols and cills,
9. Large scale details, at 1:10 elevations, 1:2 sections, of all new internal door, architrave, skirting and staircase joinery,
10. Large scale details, at 1:5, of all eaves and verges including copings,
11. Large scale details, at 1:5, of all new floor, ceiling and roof structures, to be in timber,
12. Cast iron rainwater goods for house and garage,
13. Details of mechanical and background ventilation, soil-vent pipes and flues and their exits to the external air.
14. Large scale details of the new, replacement, timber gates to the entrance to the High Street.
15. Colours of external timber boarding and joinery.

Development shall be carried out in accordance with the details so approved which shall be retained as approved at all times thereafter.

Reason: In the interests of amenity and to safeguard the setting of the listed building and the character and appearance of the conservation area.

4 - The development hereby permitted shall not be commenced until Details of the hard and soft landscaping of the site, to incorporate large scale details, including sections, of the construction of the access drive, have been submitted to, and approved in writing by, the local planning authority.

The approved landscaping scheme shall be implemented within one year of either the first occupation or use of the development, whether in whole or in part, or its substantial completion, whichever is the sooner, and shall be maintained thereafter for a period of not less than five years. The maintenance shall include the replacement of any tree or shrub which is removed, destroyed or dies by a tree or shrub of the same size and species as that which it replaces, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of amenity and to safeguard the setting of the listed building and the character and appearance of the conservation area.

5 - Prior to the commencement of the development hereby permitted, a sample panel of the external stonework shall be made available on site to be inspected and approved in writing by the local planning authority. The development shall not commence until such approval has been given in writing. The external stonework shall be in accordance with the

approved plans and shall match the approved sample in respect of type, colour, size and bedding of the stone, type of pointing and mortar mix.

Reason: In the interests of amenity and to safeguard the setting of the listed building and the character and appearance of the conservation area

6 - Sufficient space for one garage and one parking space (or two parking spaces) together with a vehicular access thereto shall be provided, before the dwelling is occupied, in a position approved by the Local Planning Authority. The said spaces shall not be used other than for the parking of vehicles or for the purpose of access.

Reason: In the interests of road safety and amenity

7 - The dwelling hereby approved shall not be occupied until the turning space shown on the submitted plan has been properly consolidated and surfaced to the satisfaction of the Local Planning Authority. Such turning space to be kept clear of obstruction at all times.

Reason: In the interests of highway safety.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) there shall be no extension or external alteration to any building forming part of the development hereby permitted.

Reason: In order to safeguard the amenity of the area and the setting of the listed building by enabling the local planning authority to consider individually whether planning permission should be granted for extensions and external alterations

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no garages, sheds or other ancillary domestic outbuildings shall be erected anywhere on the site edged in red on the approved plans.

Reason: In the interests of amenity and to safeguard the setting of the listed building and the character and appearance of the conservation area.

10. No television or radio aerial, satellite dish or other form of antenna shall be affixed to the building without the prior written consent of the local planning authority.

Reason: In the interests of the listed building and its setting

In respect of 08/00450 LBC recommend listed building CONSENT subject to:

1 - The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The works the subject of this consent shall be carried out strictly in accordance with the documents (including plans) incorporated into this decision and subsequently approved pursuant to this decision, unless otherwise approved, in writing, by the Local Planning Authority.

Reason: To ensure that the works are implemented in accordance with this decision in the interests of the listed building and its setting.

3. Prior to the commencement of the works hereby permitted, details of the following matters (in respect of which approval is expressly reserved) shall be submitted to, and approved in writing by, the local planning authority:

- 1 walls, fences, gates and other means of enclosure;
- 2 ground surfacing materials;
3. Samples of all external materials for house and garage, including copings and lintols and details of all internal finishes,
4. Large scale details, including cross-sections and position in openings, at 1:2 of all new window, door, screen and rooflight joinery together with details of lintols and cills,
5. Large scale details, at 1:10 elevations, 1:2 sections, of all new internal door, architrave, skirting and staircase joinery,
6. Large scale details, at 1:5, of all eaves and verges including copings,
7. Large scale details, at 1:5, of all new floor, ceiling and roof structures, to be in timber,
8. Cast iron rainwater goods for house and garage,
9. Details of mechanical and background ventilation, soil-vent pipes and flues and their exits to the external air.
10. Large scale details of the new, replacement, timber gates to the entrance to the High Street.
11. Colours of external timber boarding and joinery.

The works shall be carried out in accordance with the details so approved which shall be retained as approved at all times thereafter.

Reason: In the interests of the listed building and its setting.

4. The development hereby permitted shall not be commenced until details of the hard and soft landscaping of the site, to incorporate large scale details, including sections, of the construction of the access drive, have been submitted to, and approved in writing by, the local planning authority.

The approved landscaping scheme shall be implemented within one year of either the first occupation or use of the development, whether in whole or in part, or its substantial completion, whichever is the sooner, and shall be maintained thereafter for a period of not less than five years. The maintenance shall include the replacement of any tree or shrub which is removed, destroyed or dies by a tree or shrub of the same size and species as that which it replaces, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the listed building and its setting.

5. Prior to the commencement of the development hereby permitted, a sample panel of the external stonework shall be made available on site to be inspected and approved in writing by the local planning authority. The development shall not commence until such approval has been given in writing. The external stonework shall be in accordance with the approved plans and shall match the approved sample in respect of type, colour, size and bedding of the stone, type of pointing and mortar mix.

Reason: In the interests of the listed building and its setting.

6. No television or radio aerial, satellite dish or other form of antenna shall be affixed to the building without the prior written consent of the local planning authority.

Reason: In the interests of the listed building and its setting.

INFORMATIVE/S:

1 - The Building Regulations are applicable to this proposal. Unless you have already properly deposited a Building Regulations application, and a written notice of commencement has been given by your builder, you should not start work on site.

2 - This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan Ref	Date
0204-01.1 Rev B	01 Apr 2008
0204-01.2 Rev B	01 Apr 2008
0204-01.3 Rev A	01 Apr 2008
0204-01.4	22 Feb 2008
0204-01.5	22 Feb 2008

Reason for Decision The proposals comply with S.16(2) and 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990, advice in PPG15 and with the terms of policies C3 & HE4 of the North Wiltshire Local Plan 2011.

Appendices: NONE

Background Documents Used in the Preparation of this Report: 1.20; 2.02; 2.24; 2.34; 4.02; 5.01; 6.03.