

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	18th March 2009
Application Number	09/00113/FUL
Site Address	Redcroft, Malmesbury, Wiltshire, SN16 9ND
Proposal	Erection of Two Storey Extension and Detached Garage with Studio Above (Revision to 08.02329.FUL)
Applicant	Mr Andrew De Bertodano The Close Somerford Keynes Cirencester Gloucestershire GL7 6DR
Town/Parish Council	Lea & Cleverton
Grid Ref	394931 185879
Type of application	Full Application

Reason for the application being considered by Committee

This application has been submitted to the committee for decision under the scheme of delegation in force after the 8th April 2002 at the request of Councillors Sturgis and Vines to assess the proposal.

Summary of Report

This application is for the erection of a two-storey extension and detached garage with studio above. The key points to consider are as follows:

- Implications on DC Core Policy C3
- Implications on Policy H8 which considers residential extensions.

Officer Recommendation

Planning Permission be REFUSED

Contact Officer	Celine Le Boedec-Hughes	01249 706668	cleboedec-hughes@northwilts. gov.uk
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Proposal and Site Description

The proposal seeks to erect a two-storey extension to the rear of the property and a detached garage with studio above within the curtilage of the site.

The development site is located along the B4042, between Malmesbury and Lea, within the open countryside.

This is a revised application following a previous refusal (08/02329/FUL). The differences between this current application and the previous scheme are in the footprint of the extension which has been

reduced by omitting an area to the rear of the proposed extension. The previous application was refused for the following reasons:

“The proposed extension, by reason of its design, scale and massing, would be an incongruous addition which would be overbearing and visually out of keeping with the character and appearance of the original dwelling. As such the development would be contrary to Policies C3 and H8 of the North Wiltshire Local Plan 2011”.

The plans submitted show that the proposed two-storey extension is to accommodate a hall, family room and kitchen on the ground floor with a gallery landing, two bedrooms and a bathroom above. The extension is to have a footprint measuring approximately 13m by 4.6m with a forward projecting gable measuring 7m by 4.6m. Openings are proposed in all the elevations.

A detached garage with studio above is also proposed as part of the development. The structure is to be sited close to the vehicular entrance of the site and is to be approximately 7m by 5.5m with an external staircase to access the studio area at first floor.

Planning History		
Application number	Proposal	Decision
08/02329/FUL	Erection of two storey extension and external alterations and erection of new detached garage with studio above	Refused

Consultations

The Parish Council (Lea and Cleverton) is of the opinion that the proposed development remains contrary to Policy C3 and H8 of the North Wiltshire Local Plan 2011 as it would be overbearing and visually out of keeping with the rural character and amenity of the area.

Wiltshire County Council Highways have no objections to the proposal subject to conditions being attached to any permission granted.

Representations

No letters of support/objection have been received from local residents.

Planning Considerations

Redcroft is a stone built cottage located in the open countryside, away from any other residential properties, but visible from the B4042.

The existing property is 'L' shaped with a bay window on the front elevation. The property appears to have been extended over the years with a modest two-storey extension to provide a bathroom at first floor level. The applicant is now proposing to extend the property to the rear by erecting a two-storey extension which will more than double the footprint of the existing dwelling.

This application is a resubmission following a previous refusal. At the time, the applicant was advised to engage in pre-application discussions prior to re-submitting a revised application in order to address the concerns raised by Officers. These discussions never took place but the applicant has reduced the footprint of the extension by removing a projecting gable.

The proposal now appears as a mirror image of the existing dwelling albeit on a much larger footprint. Little attention has been given to trying to retain the character and appearance of the existing property by designing an extension which appears subservient. As proposed, the extended dwelling will appear as an elongated structure which will dwarf the existing dwelling. The design of what will become the

front elevation (south-east) also appears rather bland and uninspiring.

The proposal also includes the erection of a detached garage with studio above. The designing and siting of the garage are considered to be acceptable and will have no adverse impact on the character and appearance of the area or the host dwelling.

The property, sited in a remote location, is nevertheless prominent in the streetscene and will be publicly visible from the B4042. It is considered that the extension will have an overbearing appearance and will dominate the property rather than being subservient to it and by reason of its scale, design and massing would sit uncomfortably against the original property. As such the development would be contrary to Policy C3 and H8 of the North Wiltshire Local Plan 2011.

Conclusion

The proposed extension, by reason of its design, scale and massing, would be an incongruous addition which would be overbearing and visually out of keeping with the character and appearance of the original dwelling. As such, the development would be contrary to Policies C3 and H8 of the North Wiltshire Local Plan 2011.

Recommendation and Proposed Informative

Planning Permission be REFUSED for the following reason:

- 1 The proposed extension, by reason of its design, scale and massing, would be an incongruous addition which would be overbearing and visually out of keeping with the character and appearance of the original dwelling. As such, the development would be contrary to Policies C3 and H8 of the North Wiltshire Local Plan 2011.

Informative

1. This decision relates to documents/plans submitted with the application, listed below.
 - Drawing numbers 50/B, 51/B, 52/B and 53/B date stamped 22nd January 2009.

Policy C3 and H8 of the North Wiltshire Local Plan 2011.

Appendices:	<ul style="list-style-type: none">• None
Background Documents Used in the Preparation of this Report:	<ul style="list-style-type: none">• 1.20• 2.02• 4.02• 4.03• 4.07• 5.01