

REPORT TO THE DEVELOPMENT CONTROL COMMITTEE		Report No. 8(b) 5 & 6	
Date of Meeting	8 April 2009		
Application Number	N.09.00237.FUL and N.09.00238.LBC		
Site Address	Green Cottage, The Green, Biddestone, Chippenham, SN14 7DG		
Proposal	Proposed First Floor Rear Extension and Alterations		
Applicant	Mr C Hutton		
Town/Parish Council	Biddestone		
Grid Ref	386415 173508		
Type of application	Full application/Listed Building Consent		
Case Officer	Judy Enticknap	01249 706660	J.Enticknap@northwiltshire.gov.uk

Reason for the application being considered by Committee

This application has been submitted to the Committee for decision under the scheme of delegation because County Councillors Jane Scott and Toby Sturgis have requested that the application be considered by committee to assess the effect on the listed building and conservation area.

1. Purpose of Report

To consider the above application and to recommend that planning permission be REFUSED and that Listed Building Consent be REFUSED.

2. Main Issues

Green Cottage is a Grade II listed building within Biddestone Conservation Area. This proposal is to construct a 1st floor rear extension above an existing single storey extension and the key points to consider are as follows:

- Impact on the Conservation Area
- Impact on the listed building

3. Site Description

Green Cottage forms part of a terrace of historic buildings on the south side of The Green in Biddestone's conservation area. It dates from the C18, and the lower floor appears to be part of the same build as the neighboring properties to the west (the White Horse PH and the east (The Malthouse). Both these latter properties have historic 2-storey rear ranges.

Green Cottage is relatively small, with the host building occupying a plot 7m long x 6.5 deep; it is 2 storey with 2 bedrooms and a bathroom at 1st floor level and a master bedroom with en-suite accommodation in the attic. To the rear of Green Cottage there is a single storey extension forming a kitchen/dining room, which was approved in 2000 and replaced existing poor quality buildings. This extension comprises a 5m long x 3.6m deep single storey structure which has a mono-pitched slated

roof. This structure is set almost parallel to the rear elevation of the cottage and separated from the rear elevation of the cottage by a wedge-shaped gap, such that it is 6.2m and 5.6m from the rear elevation of the cottage to its sw and se corners respectively; this structure extends 1.2m beyond The Malthouse's rear range. The wedge-shaped space between the structure and the house has been infilled with a flat-roofed link, which has a lead roof covering and large glazed lantern.

Currently, the rear elevation of the cottage above the flat-roofed infill is still exposed.

4. Planning History		
Application number	Proposal	Decision
00.00038LB	Demolition of single storey rear extension, erection of single storey rear extension, external and internal alterations	Approved
04.00640	Erection of dormer window to rear roof slope	Approved
08.02360.FUL and 08.02361.LBC	First Floor Extension and Alterations	Refused

5. Proposal

The application proposes to extend the slated roof over the infilled "wedge" to form a lean-to roof set just below the eave of the cottage. A fourth bedroom would be formed within the roof space, with access through a new opening in the rear wall of the cottage at 1st floor level. The bedroom would be lit by a very large 1.5m long x 2.3m deep lead-covered dormer window and there are two large rooflights on the lower section of the roof to provide additional light to the ground floor. It was pointed out to the applicant that the extension would extend across the rear elevation of the pub, including obscuring a window. Revised drawings have been submitted which show the new roof/1st floor extension cut back 700mm, to the line of the party wall,; the new 1st floor section of side elevation would be constructed as a slate-hung stud partition, with an obscure glazed panel immediately adjacent to the host building.

6. Consultations

Biddestone Parish Council comments are awaited.

7. Publicity

The application was advertised by site notice, press advert and neighbour consultation.

No letters have been received.

8. Planning Considerations

Impact on Conservation Area

As the site is not publicly visible, there is no effect on the conservation area

Impact on Listed Building

Traditionally, a lean-to would be no more than 50% of the width of the host building to which it is attached. The current single storey extension is already overlarge compared to the relatively small scale of the cottage; however the harmful effect of this is relieved somewhat because of the physical separation of the slated element of the roof from the rear wall of the host building, and the fact that the stonework above the lead roofed "link" remains visible.

With the proposed scheme, the expanse of the monopitched roof, and the manner in which it obscures the rear wall of the historic building, will make the extension appear excessively and disproportionately large compared to the adjacent historic structures. There are also concerns because the extended roof structure will need to be set at a graduated pitch in order to span the wedge and this will appear visually awkward and be technically challenging.

The over large dormer will be a visually dominant element which will emphasis the size of the extension, and further detract from the special character of the listed building. The applications have been supported with a section through the extension, although the plans do not show the precise position of the section within the wedge-shaped room. However, it is clear that the newly formed bedroom would have severely constrained headroom; there is only 1.9m at the highest point (i.e. adjacent to the back wall) and this reduces to 1.4m at a point only 1m from the rear wall. Without the headroom provided by the overlarge dormer the space would be completely unusable as a habitable room.

The applicants advise that the extension is only required to provide a child's bedroom. However there is no need for this additional accommodation currently, and it is considered this argument does not provide adequate justification for an extension which would severely compromise the special character of the listed building

9. Recommendation and Proposed Conditions/Informatives

In respect of 09.00237.FUL REFUSAL for the following reason:

1. The proposed development would detract from the appearance and character of the listed building by virtue of its design and the manner in which it obscures the rear elevation of the listed building. It is therefore contrary to Policies HE4, C3 and H8 in the North Wiltshire Local Plan 2011.

Informative:

This decision relates to documents/plans submitted with the application, listed below.

Plan Ref Drawing Nos. CDM1 sheets 1 – 5, 7 & 9A Received 10th February 2009
CDM1 sheets 6B, 8B, 11B, 12B & 13B Revised 18th February 2009
CDM1 sheet 10 received 23rd February 2009.

In respect of 09.00238.LBC REFUSAL for the following reason:

1. The proposed works would detract from the appearance and character of the listed building by virtue of the design and the manner in which it obscures the rear elevation of the listed building. The works therefore are not in accordance with Section 66(I) of the Planning (Listed Building and Conservation Area) Act 1990.

Informative:

This decision relates to documents/plans submitted with the application, listed below.

Plan Ref Drawing Nos. CDM1 sheets 1 – 5, 7 & 9A Received 10th February 2009
CDM1 sheets 6B, 8B, 11B, 12B & 13B Revised 18th February 2009
CDM1 sheet 10 received 23rd February 2009.

Appendices:	NONE.
Background Documents Used in the Preparation of this Report:	<ul style="list-style-type: none">• 1.200, 4.02, 5.01, 6.03• Plans : CH01.01, 03, 04, 05, 07, 09A, received on 10.2.2009 CH01.10 received on 23.2.2009 CH01.12 received on 24.2.2009 CHO.06B, 08B, 11B, 13B received on 18.3.2009