

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE			Report No. 6 (9)
Date of Meeting	29 <sup>th</sup> April 2009		
Application Number	N/09/00419/FUL		
Site Address	The White House, Allington Lane, Allington		
Proposal	Proposed extension and alteration to vehicular access		
Applicant	Mr & Mrs Barrow The White Cottage Allington Lane Allington Chippenham SN14 6LJ		
Town/Parish Council	Chippenham Without		
Electoral Division	Kington Langley	Unitary Member	Councillor Scott
Grid Ref	389661 174953		
Type of application	Full Application		
Case Officer	Celine Le Boedec-Hughes	01249 706668	celine.leboedec- hughes@wiltshire.gov.uk

#### **Reason for the application being considered by Committee**

This application has been submitted to the committee for decision at the request of Councillor Scott to assess the impact of the proposed extension and the new access.

### **1. Purpose of Report**

**To consider the above application and to recommend that planning permission be REFUSED.**

### **2. Main Issues**

This application is for the erection of a two-storey extension and a new vehicular access. The site lies within the Allington Conservation Area but outside any village framework boundary, and forms part of the residential curtilage of White Cottage. The key points to consider are as follows:

- Implications on DC Core Policy C3
- Implications on Policy H8 which considers residential extensions.
- Implications on Policy HE1 which considers developments in the Conservation Area.
- Implications on Policy HE4 which considers developments which affect the setting of Listed Buildings.

### **3. Site Description**

The development site is located in Allington, in Allington Lane. The property lies within the boundaries of the Allington Conservation Area and adjoins The Cottage, to the north of the site, which is a Grade II Listed Building.

The end gable of the property fronts onto Allington Lane, with the front elevation of the cottage fronting onto the residential amenity space.

#### 4. Relevant Planning History

Application Number	Proposal	Decision
95/01420/FUL	Two storey extension to form bedroom and en-suite, breakfast room and utility/kitchen and single garage	Permitted
95/01733/COU	Change of use from agricultural land to domestic curtilage and erection of a single garage	Permitted
95/02422/FUL	Erection of porch (amendment to 95/01420/FUL)	Permitted
97/01652/FUL	Erection of Conservatory and sun lounge	Permitted
08/00845/FUL	Erection of two-storey extension and new vehicular access	Withdrawn

#### 5. Proposal

The proposal seeks to erect a two-storey extension on the front elevation of the property and create a new vehicular access.

The plans submitted show that the proposed two-storey extension is to accommodate a study and playroom at ground floor level and a bedroom and enlarged bedroom above and is to have a footprint measuring approximately 4.2m by 4m, with an additional single storey element along the frontage of the cottage measuring approximately 7.3m by 1.1m. The two-storey extension is to have windows/dormer windows on the elevation fronting onto Allington Lane and the rear elevation. Folding sliding doors are proposed within part of the single storey element. The two-storey extension is to incorporate a gable roof with a lean-to roof above the single storey extension.

A new vehicular access is also proposed as part of the development in order to improve the existing situation and to provide an adequate driveway with turning.

#### 6. Consultations

**Parish Council** – comments awaited.

**Highway Officers** have raised no objections to the proposal subject to a number of conditions being attached to any permission granted.

#### 7. Publicity

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

One letter of support has been received.

## 8. Planning Considerations

### Impact of the development on highway safety

The new vehicular access is considered to be acceptable and will have no adverse impact on the character and appearance of the cottage or the streetscene in this part of the Conservation Area subject to a number of conditions being attached to any permission granted in terms of additional landscaping and highway safety.

### Impact of the development on Policy C3, HE1 and HE4:

White Cottage is a traditional property with an attractive front elevation which is located within the Conservation Area and adjoins a Listed Building. The planning history for the site shows that, over the years, planning permission has been granted for a number of extensions on this property, including a two-storey extension which has been built. This existing extension is set back into the site and sits at right angle to the original cottage. This current proposal seeks to erect a further two-storey extension which is to be sited in front of the existing two-storey extension when viewed from the street. The footprint of this new extension is to be slightly smaller than the existing extension.

Prior to submitting the planning application Ref. 08/00845/FUL, the applicant received pre-application advice from Officers and at the time, concern was raised as to the siting, size and design of the proposed development which appeared as a dominant feature which would have an adverse impact on the character and appearance of the cottage. The plans subsequently submitted matched those received at pre-application stage and it was considered that a two-storey extension and single storey extension across the frontage of the property would not be in keeping with the original cottage. The application was later withdrawn.

This current proposal has been slightly revised but remains as a two-storey extension at right angle to the main house and a single storey lean-to extension across the frontage of the property. The eaves height, ridge height, footprint and design have been amended and dormer windows have been introduced. The property has an attractive front elevation which is highly visible from the lane and it is considered that to introduce a further two-storey extension on this property and in the position proposed would be unacceptable due to its adverse impact on the character and appearance of the original cottage, the Conservation Area and on the setting of the adjoining Grade II Listed Building.

The Allington Conservation Area Statement states, in paragraph 3.2.10, *“along the entire frontage of White Cottage with the lane there is a fine dry wall and mown grass verge, affording a good view of the cottage from the lane”*. The proposed extension will obliterate this view and the original front elevation of White Cottage will no longer be visible from the lane.

Policies C3, HE1 and HE4 are of particular importance when determining this application and it is considered that the proposed extension, by reason of its siting, scale and design, would have an adverse impact on the character and appearance of the cottage, the Conservation Area and the setting of the adjoining Listed Building. The proposed extension will dominate the streetscene and will obliterate public views of the existing rather attractive front elevation which forms part of the character of the streetscene and the Conservation Area in general.

## 9. Conclusion

The proposed two-storey extension relates poorly to the existing property and streetscene by reason of its siting, scale and massing. As such, the proposal would fail to preserve or enhance the character and appearance of the cottage, the Conservation Area and the setting of the adjoining Listed Building. The proposal will therefore be contrary to Policy C3, HE1 and HE4 of the North Wiltshire Local Plan (2011).

## 10. Recommendation

Planning Permission be REFUSED for the following reason:

1. The proposed two-storey extension relates poorly to the existing property and streetscene by reason of its siting, scale and massing. As such, the proposal would have a harmful impact on the character and appearance of the cottage, the Conservation Area and the setting of the adjoining Listed Building. The proposal will therefore be contrary to Policy C3, HE1 and HE4 of the North Wiltshire Local Plan (2011).

### Informatives:

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

- Drawing numbers LDC.1351.001B, LDC.1351.002B, LDC.1351.003, LDC.1351.004, LDC.1351.005, LDC.1351.006 and LDC.1351.007 received by the local planning authority 10<sup>th</sup> March 2009.

2. The following policies of the Development Plan are relevant to this decision:-

North Wiltshire Local Plan 2011:- C3, HE1 and HE4

<b>Appendices:</b>	<b>None</b>
<b>Background Documents Used in the Preparation of this Report:</b>	<ul style="list-style-type: none"><li>• 1.20</li><li>• 2.02</li><li>• 4.03</li><li>• 4.04</li><li>• 4.07</li><li>• 5.01</li></ul>