

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE			Report No. 6 (7)
Date of Meeting	27 th May 2009		
Application Number	09/00513/FUL		
Site Address	Emu Paddock, Grittleton		
Proposal	Erection of conservatory attached between house and outbuildings.		
Applicant	Dr and Mrs Ian Grandison		
Town/Parish Council	Grittleton		
Electoral Division	Kington Langley	Unitary Member	Mrs Scott
Grid Ref	386047 179596		
Type of application	Full		
Case Officer	Caroline Ridgwell	01249 706639	caroline.ridgwell@wiltshire.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 Councillor Scott has requested that the application be considered by committee to assess the impact on the conservation area.

1. Purpose of Report

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

2. Main Issues

The building is Listed Grade II and it lies towards the outskirts of the village, is within the conservation area and is adjacent to listed buildings. The proposal is to add a conservatory to the link that was created between the main house and outbuildings therefore the key points to consider are as follows:

- Impact on the listed building
- Implications on DC Core Policy C3, HE1 and HE4
- Impact on the Conservation Area

3. Site Description

4. Relevant Planning History		
Application number	Proposal	Decision
08.02784.LBC	Erection of conservatory attached to link	Refused
08.02785.FUL	Erection of conservatory attached to link	Refused
03.03391.FUL	Conversion of existing outbuilding to provide additional living accommodation including erection of new link & garden store	Permitted
03.03392.LBC	Internal & external alterations associated with conversion, including erection of new link & garden store	Permitted
09/00470/LBC	Erection of Conservatory Attached to Link Between House and Outbuildings	Pending consideration

5. Proposal

Emu Paddock is a Grade II listed house dating from the C17 and C18, with subsequent alterations and additions. It is within the Grittleton Conservation Area, situated towards the edge of the village and close to other listed buildings.

The proposal is to add a conservatory extension to the rear elevation of the link between the house and ancillary accommodation. The link was erected following consent in 2004 for the conversion of an outbuilding to provide additional living accommodation. It was carefully designed to ensure that whilst providing the required space to walk internally between the two buildings, externally one could clearly read that they had originally been separate. The existing link is therefore lower than the two buildings either side, set well back within the space and does not intrude on or hide the nesting box detail in the gable of the main house.

The conservatory will have a glazed roof and glazed doors. It will be 2.35 metres deep and 2.33 metres wide, filling the full width of the gap between the house and outbuildings and set in by only 25 cm. The full height of the conservatory will be 3.2 metres to the finial. The proposal will therefore move the footprint forward to almost completely fill the link area and the height will obscure the nesting boxes on the gable wall of the house.

6. Consultations

The Parish Council

(Grittleton) comments are awaited.

7. Publicity

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

No letters of objection/support received

8. Planning Considerations

Impact on the listed building

The application proposes to add a conservatory on to the link between the listed main house and the outbuildings that have now become part of the living accommodation. The link which was granted consent in 2004 was designed to ensure that the house and outbuildings read as two separate structures and also does not intrude on the dovecote detail still visible on the gable end of the house. The proposed conservatory brings the footprint of the structures out so that the space between the outbuilding and house is almost entirely filled and the nesting boxes obscured. The room that is currently the link area would remain as is and the conservatory would act as a glazed through route to the back garden.

The proposed conservatory would bring the footprint of the link forward so that it became more obvious when looking at the rear elevation of the house. The roof would become visually intrusive on the nesting box detail. The existing link would remain as it is so the conservatory will be attached to the front of the link, without the link having direct benefit of the additional space. The proposal is supposed to add light to the link area, but will actually reduce the amount of natural light that can currently enter via the glazed doors and screen.

Implications on DC Core Policy C3, HE1 and H4

The detrimental impact of the proposed conservatory on the character and appearance of the listed building and its setting means that the proposals are contrary to policies C3, HE1 and HE4 of the North Wiltshire Local Plan 2011.

Impact on the Conservation Area

The proposals will be out of character with the building, although they will not be visible to the wider area.

9. Recommendation:

Planning Permission be REFUSED for the following reason:

The existing link between the house and outbuilding was carefully designed and it is considered that it is already at the maximum size it can be in order to maintain the separation between the main house and outbuilding and for the relationship between the buildings to be read correctly. Any further extension would compromise the character, appearance and setting of the listed building and visual amenity. These proposals would be contrary to policies C3, HE1 and HE4 of the North Wiltshire Local Plan 2011, the Planning (Listed Buildings and Conservation Areas) Act 1990 and advice contained in Planning Policy Guidance Note (PPG) 15.

Informatives

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

Three pages of photos as existing (date stamped 25.03.09)

Existing south elevation (date stamped 25.03.09)

Existing ground floor plan (date stamped 25.03.09)

Proposed south elevation (date stamped 25.03.09)

Proposed ground floor plan (date stamped 25.03.09)

Dwg. No. NEB/GRANDISON/01-1 rev /

Photo as proposed (date stamped 25.03.09)

Appendices:	None
Background Documents Used in the Preparation of this Report:	North Wiltshire Local Plan 2011 PPG 15