

Date of Meeting	21 st July 2016
Application Number	16/04773/FUL
Site Address	Boxhedge Cottage High Street Porton SP4 0LH
Proposal	Proposed two storey rear extension
Applicant	Mr & Mrs Pope
Town/Parish Council	IDMISTON
Electoral Division	BOURNE AND WOODVALLEY – (Councillor Mike Hewitt)
Grid Ref	418729 136509
Type of application	Full Planning
Case Officer	Laura Baker

Reason for the application being considered by Committee

The application has been called in to committee by Councillor Hewitt as the application is recommended for refusal.

1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager that planning permission should be REFUSED.

2. Report Summary

The main issues which are considered to be material in the determination of this application are listed below:

- Principle of development
- Design and Impact on Historic Environment
- Impact on neighbour amenity

3. Site Description

The application site is located on the High Street within the south of Porton. The property is a two storey detached dwelling that was formerly three separate cottages. The site is constructed from a timber frame with brick and render under a thatched roof. The property

is grade II listed and falls within the Porton Conservation area. A footpath runs within close proximity to the site on the eastern boundary.

4. Planning History

There is no planning application history relevant to Boxhedge Cottage. A two storey new build is currently under construction in land adjacent to the property.

5. The Proposal

The application seeks planning permission to erect a two storey extension to the rear of the property. The purpose of the works is to provide an additional bedroom and ensuite bathroom at first floor level and sitting room on the ground floor. The extension is proposed to be constructed out of materials that will match the existing building.

6. Local Planning Policy

Planning (Listed Building and Conservation Areas) Act 1990

- Section 16: Preserving a Listed Building or its setting
- Section 66: Special considerations affecting planning functions

National Planning Policy Framework (NPPF):

- Section 12: Conserving and enhancing the historic environment
- Section 7 - Requiring good design

Wiltshire Core Strategy (WCS):

- Core Policy 58: Ensuring the conservation of the historic environment
- Core Policy 57: Ensuring high quality design and place shaping

7. Summary of consultation responses

Parish Council - No Objections

Highways - No Objections

Conservation - Objections (negative impact upon the listed building)

8. Publicity

The application was advertised by press / site notice and neighbour consultation letters.

2 Letters of support have been received

9. Planning Considerations

9.1 Principle of Development

Core Policy 57 states “a high standard of design is required in all new developments, including extensions... Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality”. The “Creating Places” Supplementary Planning Guidance gives further direction of household extensions –

- Avoid large extensions which overwhelm the original dwelling
- In all circumstances the key principle is that it will still be obvious what part of the building was original, with later extensions being clearly subordinate
- New roof pitches should match those of the existing dwelling but should be of a narrower span achieved by the use of setbacks and a dropped ridge

Core Policy 58 of the Wiltshire Core Strategy states that designation of a listed building does not preclude the possibility of new development. In considering applications for new development, the council will seek to ensure that the form, scale, design and materials of new buildings are complementary to the historic context. Core Policy 58 states that development should protect, conserve and where possible enhance the historic environment.

9.2 Design and Impact on the Historic Environment

The Conservation Officer has advised that the primary significance of Boxhedge Cottage as a listed building is in its specific layout and the excellent survival of historic fabric; the level of visibility of the building or any part of it is rarely a relevant consideration in Listed Building Consent, however it is core to the considerations relevant to the Conservation Area. Some original fabric has been lost or altered to the property, however many of these changes contribute to the historic interest of the building’s evolution.

The application states that the proposal is made as the ‘living space is limited for a family size dwelling, and an upper floor master bedroom with ensuite that would make this dwelling suitable for modern living and family use’. The property was originally divided into three dwellings, this given it is not considered that the level of accommodation is so poor as to render it sufficiently undesirable that its occupancy (and thereby maintenance) could be jeopardised. The application proposes that three large reception rooms, four bedrooms and two bathrooms which, by thatched cottage standards, is a substantial range of accommodation, especially for the size of plot that it now occupies. It is therefore not considered that the application proposes any public benefits.

The proposal is a two-storey extension at right-angles to the rear of the existing building. The rear elevation of the existing building is in a single plane, with the centre bays of exposed historic timber-framing with infill panels of brick, plaster and flint. The proposed extension would be built over this wall, thereby removing it from external visibility, also cutting out a significant section of the timber-frame’s essential eaves plate in order to create first floor access. The loss of visibility of the rear elevation and loss of fabric combine to generate a significant adverse impact on the character of the listed building; the application proposes

that this external wall would remain exposed internally; the harm is created by denying its visibility alongside the rest of the rear of the cottage.

The size and bulk of the extension is also a concern. Its orientation is at ninety degrees to the existing and does not reflect the traditional form of extension of thatched cottages, where linearity would usually have been preserved for thatching reasons.

The extension would change the relationship between the property and its curtilage. The curtilage has already been significantly reduced in scale by the new dwelling to the south, and that remaining to the east would be inaccessible from the house due to the excavations necessary to construct the extension and ground levels. This would have a negative effect that would have a highly adverse impact on the setting of the listed building.

The visual impact of the works would be limited from the public realm, although there would be partial views of the new roof and stack, and therefore it is considered that the impact on the character of the Conservation Area is negligible.

9.3 Impact on Neighbour Amenity

The property is bounded to the north by an access track for neighbouring properties and no.6 Parsons Close beyond, to the east the property is bounded by a footpath and no.'s 1 & 2 Highfield Cottages, to the south is the new build that is currently under construction and to the north is agricultural land.

In terms of neighbour impact, the property has dense hedging on the northern boundary which provides screening of the site from properties to the north. It is not considered that there would not be any significant impact on properties to the east given the change in levels from the site to the neighbouring dwellings.

The new build property would be the most likely to be effected in terms of neighbour amenity. The proposed drawings that show there would be a small bedroom window looking onto the new build and double doors at ground floor level. This being said, it is considered that there would be a separation distance between the two houses that would be large enough that the development would not be overbearing in nature or result in the loss of privacy for future inhabitants of the new build.

10. Conclusion

In conclusion, it is considered that the proposed extension, by reason of its attachment to the rear of the listed building, the enlarged openings causing loss of significant historic fabric, its bulk, and the impact on its setting, would fail to preserve the character and setting of the listed building as required by s16 and s66 of the Act. It would also fail to meet the expectations of Wilts Core Strategy CP58 and NPPF para 134.

RECOMMENDATION: Refuse Planning Permission

- (1) The proposed extension, by reason of its attachment to the rear of the listed building, the enlarged openings causing loss of significant historic fabric, its bulk, and the impact on its setting, would fail to preserve the character and setting of the listed building as required by Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It would also fail to meet the expectations of Wiltshire Core Strategy Core Policies 57 and 58 and the NPPF.