

**REPORT OUTLINE FOR AREA PLANNING COMMITTEES****Report No.**

<b>Date of Meeting</b>	08 March 2017
<b>Application Number</b>	16/11658/FUL
<b>Site Address</b>	14 Church Farm Yatton Keynell SN14 7FD
<b>Proposal</b>	Proposed single storey rear extension together with ancillary structural and non structural internal alterations.
<b>Applicant</b>	Mr & Mrs Coombs
<b>Town/Parish Council</b>	YATTON KEYNELL
<b>Electoral Division</b>	BY BROOK – Cllr Jane Scott
<b>Grid Ref</b>	386631 176402
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Victoria Davis

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

The application has been called into committee by the Local Member, Cllr Jane Scott in order to consider the scale of development and the visual impact on the surrounding area.

**1. Purpose of Report**

To consider the above application and to recommend that Planning Permission and Listed Building Consent is GRANTED subject to planning conditions.

**2. Main Issues**

The main issues are:

- Principle of development
- Impact on the character and appearance of the surrounding area including conservation area
- Residential amenity

### **3. Site Description**

14 Church Farm in Yatton Keynell is a semi-detached dwelling situated a small development of modern properties and barn conversions built on land that once formed part of Church Farm. It falls within the conservation area and Cotswold Area of Outstanding Natural Beauty.

### **4. Relevant Planning History**

N/09/01278/FUL	Conservatory to Side Elevation	APPROVED
N/11/01596/FUL	Loft Conversion with 3 New Roof Lights	Permission not needed

### **5. The Proposal**

The application seeks planning permission for a single storey oak framed extension to the north facing side elevation. The extension will project to the rear by approximately 2.75m. Rendered infill panels are proposed to the oak frame and the recon. Cotswold tiles are proposed for the roof.

### **6. Planning Policy**

#### Wiltshire Core Strategy:

- CP 1 Settlement Strategy
- CP 2 Delivery Strategy
- CP10 The Spatial Strategy: Chippenham Community Area
- CP51 Landscape
- CP57 Ensuring High Quality Design and Place Shaping
- CP 58 Ensuring the Conservation of the Historic Environment

#### National Planning Policy Framework (NPPF):

Achieving sustainable development – Core Planning Principles (paragraph 17)

- Chapter 7 Requiring Good Design, para 64
- Chapter 11 Conserving and Enhancing the Natural Environment, para 115
- Chapter 12 Conserving and Enhancing the Historic Environment, para 128, 129, 131, 132, 134 & 135

### **7. Consultations**

Yatton Keynell Parish Council: Objection to initial and revised proposal - comments are summarised below -

- Disproportionate development that would have detrimental visual impact on this area of the village
- Commented that the Parish council would consider a proposal that reduced the roof height to that of the existing conservatory and used more glass to match the conservatory

Further comments in relation to revised plans -

- Unanimous Objection - noted that the roof height had been reduced however still maintained the original view on the proposal

Conservation Officer: No Objection to initial or revised proposal – comments are summarised below -

- Modest extension has no impact on setting of Listed Church as it is screened by earlier conservatory development and main house
- Translucent gable and low roof form does not cause significant visual impact on the locality
- Character and appearance of the conservation area will be maintained

## **8. Publicity**

The application was advertised by site notice and neighbour consultation. A second neighbour consultation was carried out (on receipt of revised plans) allowing 14 days for further comments.

Two letters of objection were received from one neighbour. The issues raised are summarised below-

- Overdevelopment of the plot
- Encroachment on to neighbour property (12 Church Farm)
- Loss of sunlight dues to excessive height of tiled roof
- Design out of keeping with estate and existing conservation area

## **9. Planning Considerations**

### Principle of Development

The application site is within the built up part of Yatton Keynell which is defined within the Chippenham Spatial Strategy as a Large Village. The extension falls fully within the curtilage of an existing dwelling where the principle of reasonable residential extensions is generally supported.

### Scale and Design

It is considered that the glazed gabled design of the extension is compatible with the style of the existing conservatory and existing modern house. The recon stone tiles match those on the main roof and the contemporary oak frame and rendered infill panels are considered to be sufficiently compatible with the modern host dwelling. Following a review of the initial plans it was suggested that the development could be improved if the roof pitch was reduced to mimic the roof form of the existing conservatory. The applicant agreed to amend the scheme and revised plans were submitted which reduced the ridge line by approximately 0.6m. One neighbour raised concern relating to the fenestration arrangements and height of

the dwarf walls explaining that they do not reflect the design of the earlier conservatory. Whilst it is a factual observation that the height of the respective walls differ, it is regarded as merely that: a difference. The overall design quality of the extension is considered to be of a reasonable standard, with the lower level of the extension and existing conservatory being almost entirely hidden from views from outside of the garden and in any event.

#### Impact on character and appearance of Conservation Area

The site is located within the Yatton Keynell Conservation area where Core Policy 58 is relevant as it states that development should protect, conserve and where possible, enhance the historic environment. In this case, the extension is to the side of the property and would not be prominent view from any of the main routes through the conservation area. The extension would only be visible from within the Church Farm development where it would be seen within the context of the modern houses and outbuildings. It is considered that the revised design is appropriate and makes use of complimentary materials that would allow it to integrate effectively. The council's senior conservation officer was consulted and was of the opinion that the modest extension would have no impact on the setting of the listed church and would have a limited visual impact on heritage assets in the locality in general. No harm as a result of the development was identified and it was concluded that the character and appearance of the conservation area would be maintained.

#### Area of Outstanding Natural Beauty

The site is also located within the Cotswold Area of Outstanding Natural Beauty where Core Policy 51 is relevant as it seeks to protect, conserve and enhance Wiltshire's distinctive landscape character. In this case, the property is located in a fairly built up part of the village and is not in an isolated rural location. When also taking into account the modest scale and simple design of the extension, it is considered that the development would have a negligible visual impact on the wider landscape.

#### Impact on residential amenity

The neighbour closest to the proposal is no.12 Church Farm. This property is set back from no.14 by approximately 2m. The proposed extension would extend along the shared boundary by a further 2.75m at a height of 2.2m to the eaves. The roof slopes upwards away from no.12 to a reduced ridge height of 3.5m (approximately 2m from the boundary). A letter received from this neighbour raised concerns that the extension would affect the sight line from their kitchen window and over shade their garden. Whilst it is acknowledged that the increased projection along the boundary would affect the outlook from the neighbour's rear facing windows, given that the overall increased projection is only approximately 2.75m and that the roof slopes away from a modest eaves height of 2.2m, it is not considered that there would be an unacceptable impact in terms of loss of light, overshadowing or overbearing appearance.

#### Other issues

The letter received from the neighbour raised several other issues including the reduction in garden area that could lead to more playing in the road. It is acknowledged that the garden area would be reduced as a result of the proposal however this in itself would not create a direct issue in terms of highways safety. Reference has been made to previous development on the site with both the neighbour and parish council raising concern that the site would be overdeveloped. In this case, whilst the remaining garden area would be relatively limited, the addition of the proposed extension is not considered to result in overdevelopment.

## **10. Conclusion**

The proposal is considered to be acceptable in principle and design. The location is considered appropriate for a modest residential extension. There would be no harm to the heritage assets in the locality and the character and appearance of the surrounding conservation area would be preserved. It will not cause harm to the amenities currently enjoyed by the occupants of the residential properties nearby. The proposal is therefore considered to comply with Core Policies 51, 57 & 58 of the Wiltshire Core Strategy as well as Sections 7, 11 & 12 of the National Planning Policy Framework.

## **11. Recommendation**

Planning Permission be GRANTED subject to conditions;

- 1      The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2      The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan (received 29 November 2016), Existing Ground Floor Plan AJ/16/17/01, Existing Section AJ/16/17/02, Existing Elevations AJ/16/17/03, Existing Site Plan AJ/16/17/04, Proposed Ground Floor Plan AJ/16/17/05, Proposed Section AJ/16/17/06 rev. A, Proposed Elevations AJ/16/17/07 rev.A and Proposed Site Plan AJ/16/17/08 (all received 18 January 2017)

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3      INFORMATIVE TO APPLICANT:

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning

Authority before commencement of work.

**4 INFORMATIVE TO APPLICANT:**

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

**5 INFORMATIVE TO APPLICANT:**

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

**6 INFORMATIVE TO APPLICANT:**

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.