

Deadline:	26 th May 2010		
Application Number:	S/2010/0471		
Site Address:	THE OLD COTTAGE LOWER STREET SALISBURY SP2 8EY		
Proposal:	REAR EXTENSION		
Applicant/ Agent:	MR RICHARD WOLFINDALE		
Parish:	SALISBURY CITY COUNCIL HARNHAM		
Grid Reference:	413477 129324		
Type of Application:	FULL		
Conservation Area:	SALISBURY	LB Grade:	II
Case Officer:	MRS A ILES	Contact Number:	01722 434312

Reason for the application being considered by Committee

Councillor Brady has requested that this item be determined by Committee due to:

Listed Building & impact of proposed extension

1. Purpose of Report

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

2. Main Issues

The main issues to consider are :

1. Impact on the character of the listed building and conservation area
2. Impact on residential amenity
3. Impact on trees
4. Flood risk
5. Impact on the character of the listed building and conservation area

3. Site Description

The Old Cottage forms part of a group of three 16th century cottages in Harnham. The Grade II listed building is timber framed with brick infilling and thatched roof and is located within the Housing Policy Boundary and Conservation Area of Harnham.

4. Planning History

Application number	Proposal	Decision
S/2009/0231	Cut ash tree to 1 metre above ground level	Nobj, 27/03/09
S/2009/1245	Rear extension	Refused, 04/11/09
S/2009/1247	Rear extension and associated internal works	Refused, 04/11/09

5. The Proposal

Permission is sought for a two storey extension to the rear of the property. It will measure 5.4 metres by 3.8 metres constructed from brick with a thatched half-hipped roof with a large ridge-height thatched dormer on the northern elevation. This application is closely based on the previously refused scheme, the only notable difference being the change of roofing material from tile to thatch.

6. Planning Policy

The following policies are considered relevant to this proposal

PPS5	Govt guidance on Historic Environment, published Mar 2010
PPS25	Govt guidance on Development and Flood Risk
CN3, CN8, CN11	Conservation policies from Salisbury District Local Plan (Adopted 2003)
G2, D3	General policies from Salisbury District Local Plan (Adopted 2003)

7. Consultations

Conservation Officer – object

Salisbury City Council – no comment

Environment Agency – object as contrary to standing advice issued

8. Publicity

The application was advertised by site notice/press notice /neighbour notification
Expiry date 06/05/10

1 letter of support has been received from member of public resident in Gloucestershire.

Summary of key points raised: Appears to be implying that refusal of this permission would mean that the area would be poorer if this young family were to move away, and that they would inevitably be replaced by absentee owners.

9. Planning Considerations

9.1 Impact on Listed Building & Conservation Area

The Old Cottage is part of a group listing also including Middle Thatch and Elim House, and is adjacent to other listed buildings (Old Mill Flats and The Three Crowns, also grade II) and properties which make a positive contribution to the Salisbury Conservation Area. The rear elevation forms part of the setting of the grade I listed Old Mill Hotel. The Old Cottage fronts onto Lower Street while its northwestern elevation abuts the Town Path; to the rear, behind the garden hedge, is the public open space of Harnham recreation ground, which forms a popular pedestrian route. The rear elevation of the property, particularly the thatched roof, is visible from outside of the site along a stretch of riverbank between the Old Mill Hotel and the recreation ground. The rear fenced boundary also encloses some shrubs and small trees but visibility is maintained throughout the year. As such, although on most dwellings the rear elevation is not clearly visible, and as such not as sensitive as the front, in this case it is as, if not more, important.

Although in some ways the proposal complies with guidance for extensions to listed buildings – the ridge height is lower and different materials have been used – in this case it is the principle of an extension interrupting the roofline which is of concern.

It is considered that any two storey extension would have a detrimental impact on the roofscape of the terrace. The sweep of thatch across the buildings is an attractive and historic view from the Old Mill and Town Path, and the proposal would interrupt this significantly. The extension to Elim, at the other end of the terrace, is built off the corner of the building rather than directly off the rear, thus leaving the original roof visibly unaltered; indeed, this extension blends into the view as part of the group whilst not drawing attention, aided by trees. The proposed change of roof covering for the extension from tile to thatch makes very little difference to the impact of the previously refused scheme, with the simplicity of the rear elevation still being awkwardly disturbed.

Therefore it is considered that an extension in the matter proposed would cause substantial detriment to the character of the listed building and important views within the Conservation Area.

9.2 Impact on Residential Amenity

Due to the location of The Old Cottage at the end of the terrace the only properties which could be affected are the adjoining dwellings. As no windows are proposed on the east elevation, and the first floor window on the north elevation will only offer oblique views, any impact in terms of overlooking is considered to be minimal. It is acknowledged that in particular the adjacent

property to the east (Middle Thatch) will suffer some loss of light. However, as this property already has a single storey extension protruding a similar distance as that proposed at The Old Cottage, and the proposed extension will be set lower than the main ridge height, any overshadowing is not considered significant enough to warrant refusal.

9.3 Impact on Trees

There is a large mature tree in the rear garden but the Arboricultural Officer has visited the site and has no objections to the proposal.

9.4 Impact on Flooding

The site is located within flood zones 2 and 3 despite having the benefit of the newly constructed Harnham Flood Defences which are believed to offer 1 in 200 year protection. The Environment Agency have confirmed that in order to comply with their standing advice, a flood risk assessment which states that floor levels will be set no lower than existing and flood proofing has been incorporated, or that floor levels will be set above the known or modelled 1 in 100 flood level, needs to be submitted. Although a flood risk assessment was submitted with the application it does not include such mitigation measures and as such refusal is recommended on these grounds.

9.5 Submitted letters of support

The applicants have submitted three letters of personal support from neighbours, praising the work they have already carried out at the property. One clearly links the applicants' personal situation to the need for extension.

10. Conclusion

The Old Cottage is one of a terrace of three Grade II listed properties. The rear elevation is clearly visible from the wider area and the sweep of thatch across the buildings forms an attractive, historic view from the Grade I listed Old Mill and the Town Path. The proposed extension, by reason of its bulk, mass and overall scale would significantly interrupt the roofscape of the terrace to the detriment of the building itself and its setting within the wider Conservation Area. As such it is contrary to saved policies D3, CN3, CN8 & CN11 of the Salisbury District Local Plan (Adopted 2003) and the guidance contained within PPS5.

Insufficient information has been supplied to demonstrate flood risk mitigation contrary to the advice contained within PPS25.

RECOMMENDATION

It is recommended that planning permission is refused for the following reasons:

(1) The Old Cottage is one of a terrace of three Grade II listed properties. The rear elevation is

clearly visible from the wider area and the sweep of thatch across the buildings forms an attractive, historic view from the Grade I listed Old Mill and the Town Path. The proposed extension, by reason of its bulk, mass and overall scale would significantly interrupt the roofscape of the terrace to the detriment of the building itself and its setting within the wider Conservation Area. As such it is contrary to saved policies D3, CN8, CN3 & CN11 of the Adopted Salisbury District Local Plan and the guidance contained within PPS5.

(2) Insufficient information has been supplied to demonstrate flood risk mitigation contrary to the advice contained within PPS 25.

Appendices:	None
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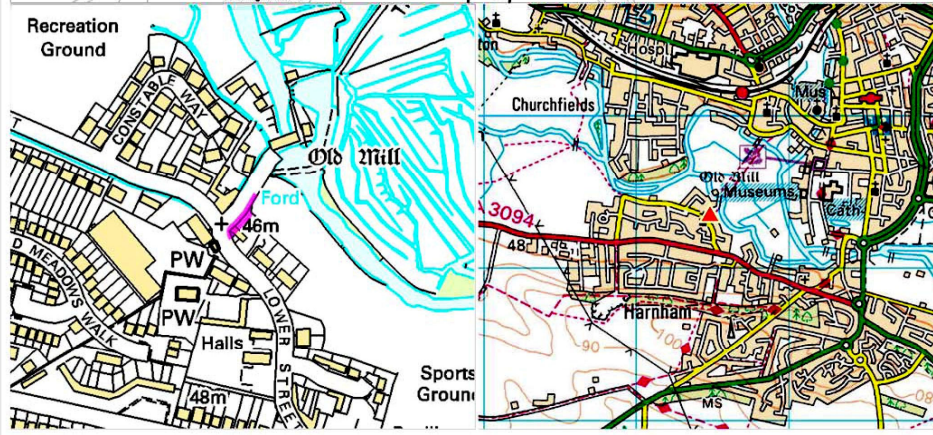
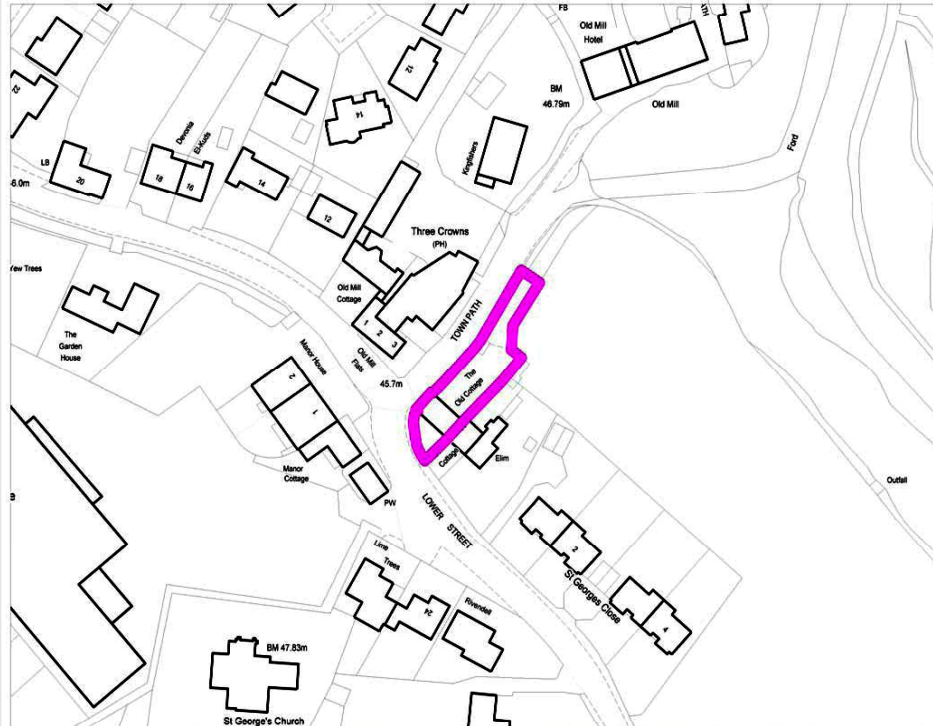
Background Documents Used in the Preparation of this Report:	Plans as proposed, received 05/03/10 Proposed north elevation, received 23/03/10 Proposed east elevation, received 23/03/10 Site plan, received 23/03/10 Flood Risk Assessment, received 16/03/10 Window & Door details, received 16/03/10 Proposed west elevation, received 16/03/10 Design & Access statement, received 05/03/10 Sustainability & Environmental statement, received 05/03/10 Plans as existing, received 05/03/10 Elevations as existing, received 16/03/10
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REAR EXTENSION

S/2010/471

Site Visit:



Wiltshire Council
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