

Deadline:	26 th May 2010		
Application Number:	S/2010/0472		
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:	LBC		
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 planning permission be REFUSED

2. Main Issues

The main issues to consider are :

1. 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	Nobj, 27/03/09

	level	
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 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
CN3, CN8, CN11	Conservation 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 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 CN3, CN8 & CN11 of the Salisbury District Local Plan (Adopted 2003) and the guidance contained within PPS5.

RECOMMENDATION

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

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 CN8, CN3 & CN11 of the Adopted Salisbury District Local Plan and the guidance contained within PPS5.

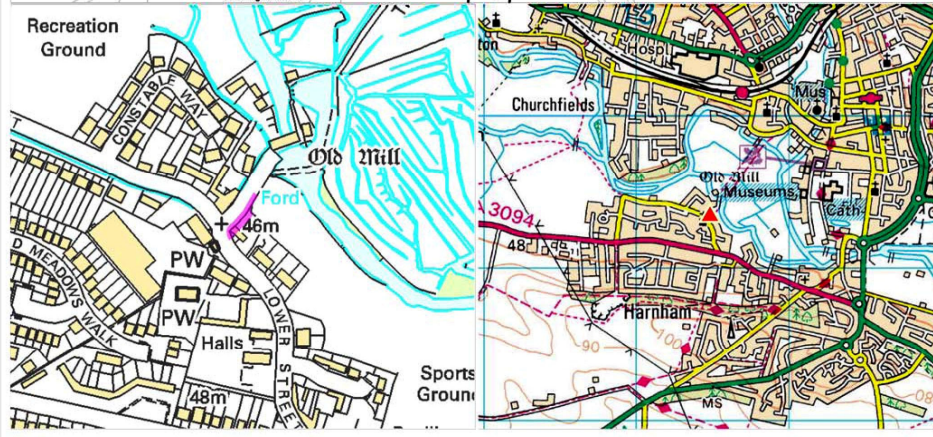
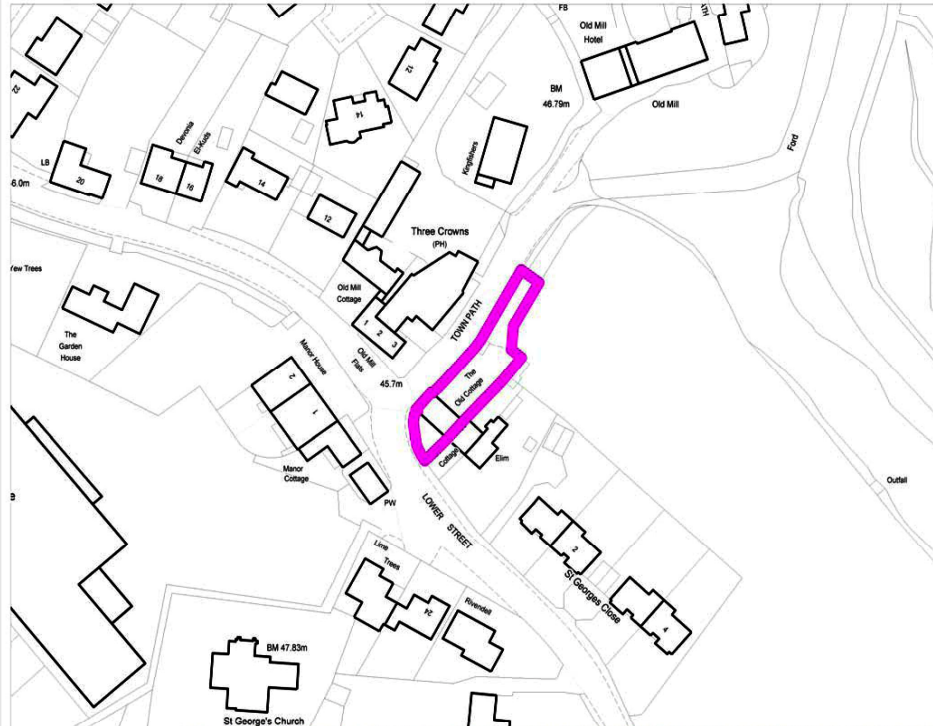
Appendices:	None
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Background Documents Used in the Preparation of this Report:	Plans as proposed, received 05/03/10 Proposed north elevation, received 23/03/10 Proposed east elevation, received 23/03/10 Site plan, received 23/03/10 Flood Risk Assessment, 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/2010/472

Site Visit:



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THE OLD COTTAGE LOWER STREET SALISBURY

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