

<b>Date of Meeting</b>	20 February 2014
<b>Application Number</b>	13/05630/FUL
<b>Site Address</b>	Fiddlers Cottage, Urchfont, SN10 4RG
<b>Proposal</b>	Erection of post and rail fencing to property boundary. Formation of hardstanding parking area. Erection of a single bay cart shed/garage and log store. Erection of side extension. Addition of 6 courses of bricks including oversailing course and new chimney pot. Addition of window in gable end of house
<b>Applicant</b>	Gunalt Ltd
<b>Town/Parish Council</b>	URCHFONT
<b>Ward</b>	URCHFONT AND THE CANNINGS
<b>Grid Ref</b>	403708 157073
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Morgan Jones

### Reason for the application being considered by Committee

This application is brought to committee at the request of the division member, Councillor Whitehead, on the following grounds:

- The extension will not have a significant impact on the character of the property and as it will be attached to the west side of the dwelling it will not be prominent from the highway.

### 1. Purpose of Report

To consider the recommendation that the application be refused planning permission.

### 2. Report Summary

The key issue for consideration is whether the proposed development would have an adverse impact on the character and appearance of the Listed Building and Conservation Area.

### 3. Site Description

The application site relates to a brick and thatch cottage of C18 date, located at the eastern entrance to Urchfont Manor grounds. The cottage is grade II listed in its own right and occupies a prominent roadside location at the edge of the Green, one of the most picturesque areas within the village and conservation area. The cottage also lies within the immediate setting of the grade II\* listed Manor house. The cottage had been used in recent years to provide additional residential accommodation for attendees at the college, however

planning permission has recently been granted for a change of use to a single residential use, as detailed below.

The cottage is constructed of brick, with wooden casement windows and a thatched roof. There is a lean-to constructed of weatherboarding and pantiled roof which is currently only suitable for storage. A rear addition has been added in the past, to the north façade, which houses a very small kitchen, bathroom and WC. Currently it has 2 bedrooms with potential to develop the second floor loftspace.

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

Application 13/05650/LBC – Erection of side extension. Addition of 6 courses of bricks including oversailing course and new chimney pot. Addition of window in gable end of house and various internal alterations – Pending.

The above application has been submitted side by side with this application as it seeks Listed Building Consent for the proposed works to the property. The application is also before the Planning Committee for consideration.

Application 13/01515/TCA - T1 - Beech - Works proposed are crown lifting and crown reduction on the sides closest to the house & lean to extension. T2 Ash - T3 - Beech Works proposed are crown lifting and crown reduction on the sides closest to the house & lean to extension – Granted 5<sup>th</sup> August 2013

Application E/2012/1024/FUL - Proposed Change of Use from Urchfont Manor College Residential Accommodation (C2) to Residential Use (C3) – Granted 14<sup>th</sup> September 2012

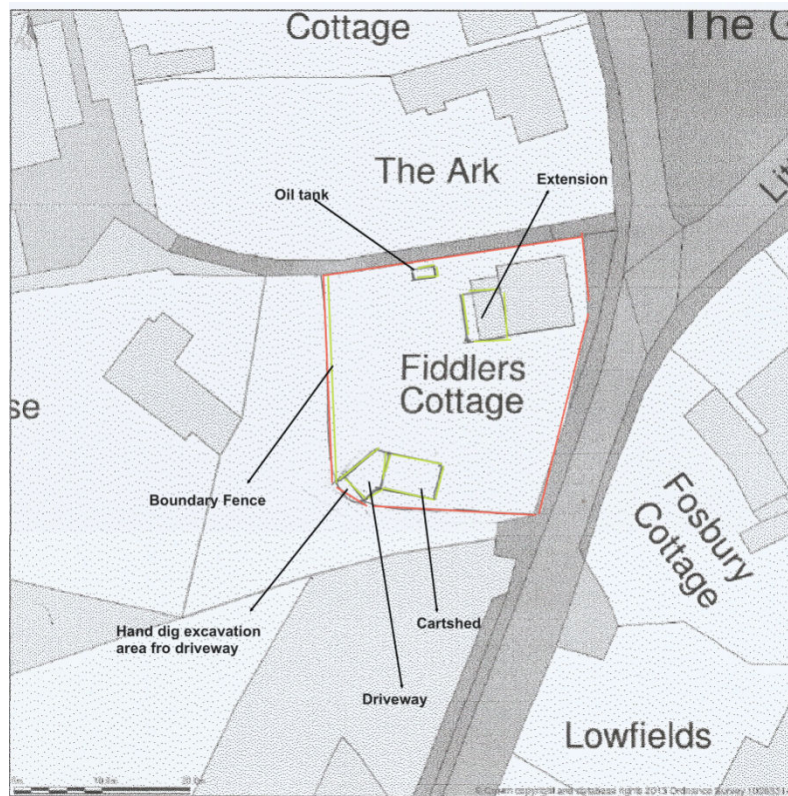
Application E/09/0556/LBC - Work to various internal doors to improve fireproofing, removal of fire escape and associated internal works – Granted 1<sup>st</sup> September 2009

#### **5. The Proposal**

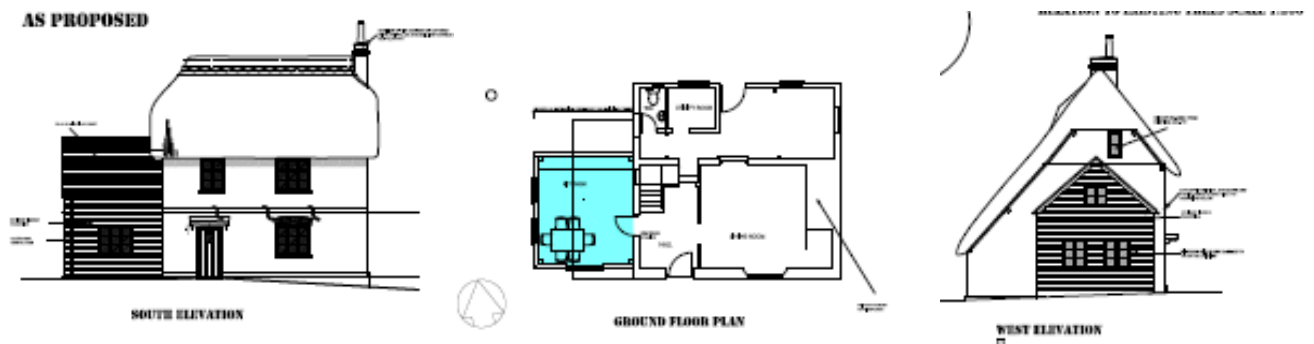
The application seeks full planning permission for the following works:

- The erection of a traditional form post and rail fence along the western boundary of property. The timber fence will be 1.2m in height and will be in-keeping with the roadside boundary fence.
- The formation of a hardstanding parking area. This will be constructed using a no-dig construction technique by the laying of geocell matting.
- The erection of a single bay cart shed/garage and log store. The structure will have a timber frame which will be rest on 6 pad foundations. The single storey structure will measure 5.5m in length by 4.5m in width and will have a pitched roof covered in clay pantiles.
- The erection of a side extension. The design and scale of the extension has been amended during the course of the application and the one currently proposed measures 4.m in width by 4.7m in length, and will be 3.3m in height to the eaves and 5.7m to the ridge. The external walls of the extension will be finished with stained timber boarding and the roof with plain clay tiles.
- The addition of 6 courses of bricks to the existing chimney and a new chimney pot.

- The addition of a first floor window in the south gable end of the dwelling.
- The siting of a domestic oil tank.



*Proposed site Plan*



## 6. Planning Policy

The National Planning Policy Framework (NPPF) with particular regard to Chapters 7: 'Requiring Good Design' and 12: 'Conserving and Enhancing the Historic Environment'.

The Kennet Local Plan 2011 (saved policies) with particular regard to policies PD1 'Development & Design'.

The Wiltshire Core Strategy submission document does not yet carry significant weight however its policies are a material consideration, in particular Core Policy 58 'Ensuring the Conservation of the Historic Environment'.

## **7. Consultations**

Urchfont Parish Council – No objections to the original scheme.

No observations received to the revised proposal to date.

Wiltshire Council Conservation Officer – Objects to the proposed development.

Wiltshire Council Arboricultural Officer – No objection to the amended scheme.

## **8. Publicity**

The application has been advertised by way of a site notice and consultations with the neighbours. As a result of the publicity two letters have been received objecting to the development, as originally proposed, on the following grounds:

- The scale and massing of the proposed extension appears to overwhelm the main building rather than be subservient to it. This is exacerbated by the use of different materials from the main cottage, ie pantiling and weatherboarding rather than brick and thatch;
- The changed axis of the pantiled roof of the proposed extension is overbearing;
- The glazed door to the south elevation is unsympathetic. A wooden door with glazing to the upper section would be more in keeping;
- It is not clear whether the mature trees will be protected;
- The proposed extension will overlook the neighbouring property (The Ark).

Following the submission of amended plans and a re-consultation exercise the following comments have been received:

- The fundamental issue of scale and massing and materials used remain virtually unchanged which the slightly stepped back south facade of the extension does not address.

## **9. Planning Considerations**

### **9.1 Impact on Listed Building & Conservation Area**

From the point of view of the historic environment a primary consideration is the duty placed on the Council under sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

The NPPF outlines government policy towards the historic environment. Section 12 "Conserving and Enhancing the Historic Environment" sets out an overall aspiration for conserving heritage assets so that they can be enjoyed for their contribution to the quality of life of this and future generations. In considering applications, policy requires a balanced

view, with the harm which would be caused being weighed against the public benefits which would result from the proposals (paragraph 134 of the NPPF).

The proposed works to the dwelling itself involve the addition of a new first floor window, raising the height of the chimney and the construction of a side extension, as well as demolition of the current lean-to. The current lean-to addition, whilst of traditional form and construction for this situation is largely of relatively modern construction. Only remnants of historic fabric, including some weather boarding, remain. In view of this there is no objection in principle to its demolition. Similarly, there is no objection to the proposed window and the need to achieve a reasonable distance for the flue terminus above the thatched roof for fire safety reasons is understood. There are a number of fairly tall stacks to the buildings around the green and, taking this and the dimensions of the current structure into account, the addition of a taller pot and an extra six courses of brickwork to achieve this are considered acceptable.

The sole issue revolves around the proposed extension. This is not considered to be of an appropriate scale and design for the host building.

The owners' wish to improve and add to the accommodation available is acknowledged. However, there is the potential to provide for the requirements of everyday living (including modest kitchen and bathroom facilities) within the envelope of the existing building and there is therefore limited justification in terms of public benefit which could be considered to offset any harm caused by proposals for the replacement of this structure. As such any replacement structure would need to be of a similar modest, traditional form and materials as the lean-to proposed for demolition in order not to dominate the house itself and to limit the harm caused to the historic character and fabric of the house to an acceptable level. This would be the most appropriate way forward, and one that is absolutely typical of additions to this type of house. The current proposal, however, is to provide additional accommodation at both ground and first floor levels via a one and a half storey addition. Unfortunately the constraints set by the configuration of the roof of the main house (with its rear catslide) and the need to provide a sufficient pitch for the new roof mean that it is not possible to maintain the lean-to form for an extension serving both floors. A side extension featuring a dual pitched roof and ridge running in alignment with the roof of the main house has therefore been proposed.

Whilst an extension of this form may not necessarily be unacceptable in principle, the original proposal was for a substantial structure with a front dimension of well over half of that of the frontage of the main cottage. As a result, the extension lacked the subservience of a traditional domestic extension, appeared out of proportion with the host building and would detract significantly from its historic character. The Conservation Officer outlined that there is no adequate justification for the harm which would result to the character and special interest of the listed building and the proposal was therefore considered to be unacceptable.

In light of the above observations from the Conservation Officer the applicant amended the design and scale of the extension. The fully glazed French doors proposed on the front elevation have been replaced by a window and the width of the extension has been reduced from 4.7m to 4m. The amendments however are not significant enough to address the concerns of the Conservation Officer who maintains the view that the extension would neither preserve nor enhance the appearance and character of the listed building.

The position of the cart shed has been amended in light of observations received from the department Arboricultural Officer, as detailed below, and as a result the proposed area of hardstanding has been significantly reduced. This has alleviated the concerns of the relating to this aspect of the proposal.

In paragraph 132, the NPPF states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. This guidance is reflected within Core Policy 58 of the emerging Wiltshire Core Strategy which outlines that development should protect, conserve and where possible enhance the historic environment, and should not have an unacceptable impact on the historic environment.

It is considered that the proposed development fails to accord with both national and local planning policy as there is no adequate justification for the harm which would result to the character and special interest of the listed building.

### 9.2 Impact on Trees

The application is supported by a Tree Survey which outlines that the mature trees within the curtilage of the property are considered to be high quality with a high visual amenity. Apart from the dying birch tree, they should be retained and protected during the construction period.

The department's Arboricultural Officer has confirmed that the proposed extension could be constructed without detriment to the trees due to the foundation design i.e. mini-plies with a lifted beam and block floor, and the birch tree could be removed to accommodate the driveway as it is of limited quality. Concerns were however raised over the amount of proposed hardstanding and the amount of excavations that would be needed to marry the proposed hardstanding with the existing drive.

In light of the above, the applicant amended the position of the car shed, reduced the area of hardstanding, and submitted further information to demonstrate that the scheme can be delivered without adversely affecting the trees. As a result the concerns of the Arboricultural Officer have been addressed.

### 9.3 Impact on Residential Amenity

One other minor amendment to the design of the proposed extension was the removal of the skylight within the rear roof place. This amendment has addressed the concerns raised by the residents of the adjoining property (The Ark) on the ground of overlooking. As such, due to the scale, positioning and design of the proposed extension, and all other elements of the proposal, there will be no adverse impacts on the amenity of neighbouring residents.

## **10. Conclusion**

The proposal involves various works within the curtilage of the property and to the dwelling itself, all of which are considered acceptable apart from the proposed extension. It is considered that the scale and design of the extension in relation to the original dwelling would harm the character and setting of the listed building and diminish its significance as a designated heritage asset.

The proposal would therefore neither preserve nor enhance the character and appearance of the listed building and is therefore contrary to section 12 'Conserving and Enhancing the Historic Environment' of the NPPF, saved Policy PD1 'Development & Design' of the Kennet Local Plan, and Core Policy 58 'Ensuring the Conservation of the Historic Environment' of the Wiltshire Council Core Strategy.

## **RECOMMENDATION**

Planning Permission is REFUSED for the following reason:

1. The proposed extension, by reason of its scale and design, lacks the subservience of a traditional domestic extension, which as a result would detract significantly from the historic character of the dwelling. There is no adequate justification for the harm which would result to the character and special interest of the listed building. The proposal would neither preserve nor enhance the character and appearance of the listed building and is therefore contrary to section 12 'Conserving and Enhancing the Historic Environment' of the NPPF, saved Policy PD1 'Development & Design' of the Kennet Local Plan, and Core Policy 58 'Ensuring the Conservation of the Historic Environment' of the Wiltshire Council Core Strategy.