

Date of Meeting	30 April 2014
Application Number	13/06133/LBC
Site Address	Cress Cottage 11 Sherrington Warminster Wilts BA12 0SN
Proposal	Remove existing flat roof dormer to bathroom at rear of Cress Cottage and replace with new dormer extension with thatched roof. Enlargement of first floor window on East elevation.
Applicant	Mr Roel Huismann
Town/Parish Council	SHERRINGTON
Ward	WARMINSTER COPHEAP AND WYLYE
Grid Ref	395993 139114
Type of application	Full Planning
Case Officer	Russell Brown

Reason for the application being considered by Committee

The application has been called to committee by Councillor Christopher Newbury in the event that this case is recommended for approval for the following reasons: Scale of development, visual impact upon the surrounding area, relationship to adjoining properties, design – bulk, height, general appearance and called in in support of local objections, to consider whether the application complies with development plan policy.

1. Purpose of Report

To consider the above application and to recommend that listed building consent is granted.

2. Report Summary

The removal of the existing modern flat roofed dormer would benefit the character of the listed building as this is a harmful addition. There would be no loss of historic fabric. There have been some local concerns over the design of the replacement. These have been considered and it is concluded that the replacement with a traditional thatched dormer would enhance the character of the listed building. The enlargement of the eastern window would also enhance the character of the listed building without any loss of historic fabric.

3. Site Description

The proposal for removing a modern flat roof dormer window and replacing it with a traditional thatched dormer, extending further into the garden, along with alterations to an eastern window raised some local concerns. However, there would be no loss of historic fabric and the removal of the existing extension and replacement with a traditional thatched dormer would enhance the character of the listed building. The enlargement of the eastern window would also enhance the character of the listed building without any loss of historic fabric.

4. Planning History

13/05954/FUL Remove existing flat roof dormer to bathroom at rear of Cress Cottage and replace with new dormer extension with thatched roof. Demolish existing annexe outbuilding which is in a poor state of repair and replace with new outbuilding. (Running parallel and on this Committee agenda).

5. The Proposal

The removal of the modern flat roofed dormer extension from the listed building and the replacement with a more traditional form of dormer extension with a thatched roof. Enlargement of first floor window on the east elevation.

6. Planning Policy

C28 – West Wiltshire District Plan (2004)
NPPF
Core Policy 58 – Emerging Core Strategy

7. Consultations

Parish Council – Objects, making the following points: It is unclear how the proposed design is considered to be in keeping with the local style. There are no such designs of a projected dormer in the village or surrounds. It must be questioned that this is appropriate given the character and listing of the house.

8. Publicity

5 letters have been received from the publicity process, mainly making points regarding the accompanying planning application and those are detailed in the report for 13/05954/FUL; the relevant comments to this listed building consent application are as follows:

- Such a design seems very unusual for the rear extension.
- Concerns over the design of the projecting dormer extension to the listed building.

9. Planning Considerations

Dormer extension to the main listed building:

Impact on character and fabric of listed building

The removal of the flat roofed rear dormer from the listed building would be a positive benefit to the listed building as the current arrangement is unsympathetic and harmful to the

character of the listed building. The thatched dormer would project out at first floor level on timber posts, there would be no additional ground floor space created.

Whilst the proposed dormer extension would project further into the garden the traditional detailing would enhance the character of the listed building and is therefore considered to be acceptable.

The existing structure to be removed is a modern addition and therefore no historic fabric would be lost.

Enlargement of first floor window on the east elevation of the listed building:

The existing window is not historic and is not of particularly historic proportions. The enlargement of the window opening would result in no loss of historic fabric as only the window and the timber panelling, also modern, below would be removed. The proposed timber window would be of traditional detail and proportion and would enhance the character of the listed building.

To address points raised from the publicity process and the Parish Council:

There may be no immediately local examples of this type of extension, but it is nevertheless a complementary and traditional form of extension. The existing flat roofed extension is unsightly and harms the listed building. Therefore this proposal is an enhancement to the character of the listed building.

10. Conclusion

There would be no loss of historic fabric and the removal of the existing extension and replacement with a traditional thatched dormer would enhance the character of the listed building. The enlargement of the eastern window would also enhance the character of the listed building without any loss of historic fabric.

RECOMMENDATION

That consent be approved subject to the following conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON:

To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

1140/1/001, 1140/1/002, 1140/1/08 received on 21st November 2013

REASON: To ensure that the development is carried out in accordance with the approved plans that have been judged to be acceptable by the local planning authority.

3. Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- (i) Large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;**
- (ii) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;**
- (iii) Large scale details of proposed eaves and verges (1:5 section);**
- (iv) Full details and samples of external materials.**

The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

Appendices: None

Background Documents Used in the Preparation of this Report: The application submission documents and plans, the publicity and consultee responses, the National Planning Policy Framework, the West Wiltshire District Plan (2004), the emerging Wiltshire Core Strategy.