

## REPORT OUTLINE FOR AREA PLANNING COMMITTEES

<b>Date of Meeting</b>	16 <sup>th</sup> September 2015
<b>Application Number</b>	15/06571/FUL
<b>Site Address</b>	Kennet House Parkers Lane Kington Langley Wiltshire SN15 5PH
<b>Proposal</b>	Proposed Two Storey Side Extension
<b>Applicant</b>	Mr Mark Edwards
<b>Town/Parish Council</b>	KINGTON LANGLEY
<b>Division</b>	KINGTON – Cllr Howard Greenman
<b>Grid Ref</b>	391866 176707
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Amy Houldsworth

### 1. Reason for the application being considered by Committee

The application has been called into committee by the Local Member, Councillor Howard Greenman in order to consider the following,

- Scale of development
- Visual Impact on surrounding area
- Relationship to adjoining properties

### 2. Purpose of Report

To consider the above application and to recommend that the application is REFUSED. Kington Langley Parish Council has raised no objection to the proposal and one letter of support has also been received.

### 3. The main issues in considering the application are:

- Principle of development
- Impact on the character and appearance of the area
- Impact upon the amenity of existing neighbours
- Impact upon the setting of the neighbouring grade II Listed property

### 4. Site Description

The application site is a large two storey C20 detached dwellinghouse within the settlement of Kington Langley, however, given its status as a small village there is no framework boundary. The property is set back from the highway, with a detached double garage which is currently located to the side of the dwelling and set further back within the plot. The front boundary is partly open grass, with some shrub borders and mature trees along with a low stone boundary wall. The site is located within the Kington Langley Conservation Area and although the application site itself is not Listed it is located next door to a grade II Listed Building known as 'White Mays' (previously known as 'Tally Ho') which has its rear elevation located directly upon the side (South) boundary shared with the application site.

## 5. Planning History

- 14/08903/PREAPP – Proposed two storey extension – Full application would not be supported.

## 6. The Proposal

The application is for the demolition of the existing pitched roofed double garage which is well stepped back within the plot and the erection of a two storey side extension proposed to project approximately 5.7m from the existing side elevation. The new extension would include a bedroom with en-suite at first floor and a double garage at ground floor. Multiple schemes were submitted as part of the application. However, the scheme that has formed the basis of this recommendation is annotated as Scheme 2 upon plan number 1166/04 and 1166/06. The extensions would be constructed of material to match the original dwelling.

## 7. Local Planning Policy

National Planning Policy Framework

Section 7- Requiring good design (paragraphs 14 and 17)

Section 12 - Conserving and enhancing the historic environment

Wiltshire Core Strategy (formally adopted on 20th January 2015):

Core Policy 57- Ensuring high quality design and place shaping

Core Policy 58 – Ensuring the conservation of the historic environment

Wiltshire Local Transport Plan: Car Parking Strategy (2011-2026)

## 8. Summary of consultation responses

Kington Langley Parish Council – Support the proposal

Wiltshire Council Highways Officer – No objection has been raised

Conservation – Strongly object, due to the proposed scale and proximity to the neighbouring grade II Listed Property. It is considered that the proposal will have a detrimental impact upon the setting of the property.

## 9. Publicity

Third Party Representations – One letter has been received from the next door neighbour, raising no objection to the proposal.

## 10. Planning Considerations

### Scale and Design

In accordance with Core Policy 57 development should respond positively to the existing site features which include building layout, built form, mass and scale. The scale and position of the proposed extension is not considered to relate well to the historic character of the listed building and its setting. The current spacing between the application property and the adjacent listed building play an important role in providing a visual break between the historic building line and the more modern development in the locality. It is acknowledged that the more modern dwelling to the North of the application site are on less spacious plots than the older properties within the Conservation area. However, at the time when permission was granted for Kennett House great care was taken in ensuring that large spacing between properties, which are key characteristic of the conservation area, were retained.

The existing visual break between this property and the listed building forms part of the overall setting and the relationship within the streetscene. Though some separation will be maintained, the extension is considered to be excessively large which will infill the majority of this spacing between the properties resulting in a cramped form of development which is alien to the conservation area character and setting of the listed building and thus harmful.

In terms of design, there appears to be an error on the submitted plans. The proposed extension is showing as being larger on the elevation drawing than the proposed floor plan, the agent has been contacted regarding this, as this makes it difficult to fully and accurately assess the scheme. Amended plans will be submitted prior to the meeting addressing this error and these will be presented to members as a late item.

### Impact to the listed building and its setting

Core Policy 58 aims to ensure that Wiltshire's important monuments, sites and landscapes and areas of historic and built heritage significance are protected and enhanced. This is to ensure they continue to make an important contribution to Wiltshire's environment and quality of life.

Paragraph 131 & 132 of the NPPF states that when considering the impact of the proposed development on the significance of a heritage asset, great weight should be given to its conservation. The more important the asset the greater the weight shall be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Under paragraphs 133 & 134 any harm to the significance of a heritage asset needs to be outweighed by the public benefits.

The conservation officer has raised significant concerns regarding the scale and orientation of the proposal. The conservation officer's comments are as follows:

This is a late C20 detached two storey house with detached double garage. The house is situated between a similar late C20 house and a grade II listed building, White Mays (aka Tally Ho). The application property is a similar height to the listed building but is orientated towards the road rather than perpendicular to the road. The listed building has a hipped roof, thereby reducing the visual bulk of the building, whereas Kennet House has a pitched roof without hips and a two storey gable on the front elevation. The detached double garage is set back behind the main body of Kennet House in the space between the house and the boundary to Tally Ho. The front elevation of the existing single storey garage building is roughly in line with the end of the single storey extension on the listed building.

The proposal is to demolish the existing double garage, add a two storey extension on the side of Kennet House, and to use the ground floor of this extension as a double garage. The new extension will have a lower roof line (approx 6.8m high) to the existing building (approx 7.7m high) but will be approximately the same height as the neighbouring listed building. The two storey extension will at its closest, be 2.5m from the rear elevation of the listed building and will be approx 5.7m deep. This will result in harm to the setting by way of the over-bearing scale, bulk and proximity to this listed cottage (as addressed in the report above).

The proposed extension is extremely large and would bring the new building very close to the grade II listed house. Currently, there is at least 8m space between the rear of the listed building and the gable wall of the house. It is acknowledged that there is an existing garage. This garage is single storey, is set well back from both buildings and the sense of space is retained around the listed building. By bringing the garage forward on the plot and creating a two storey extension, the space will be lost and the new building will hem in the listed cottage. The proposals would harm the setting of the heritage assets, would not sustain or enhance the significance of the heritage assets, would not make a positive contribution to local character and distinctiveness, and the less than substantial harm caused to the heritage assets could not be outweighed by any public benefits. Furthermore, the development would not enhance or better reveal the significance of the heritage assets and would be contrary to policies 17(10), 131, 132, 134 and 137 of the NPPF, as well as core policy 58 of the Wiltshire Core Strategy.

#### Impact on the character and appearance of conservation area

Development within the conservation area should protect, conserve and where possible, enhance the historic environment. The character of the conservation area is of modest/large houses that are detached located on spacious plots with reasonable spacing between properties. It is noted that the late 20 Century development to the north of the application site is less spacious. However, great care was taken to ensure that significant spacing was retained between the application site and listed building. This ensured that the distinctive character and appearance of the Conservation Area were preserved. Any outbuildings within the locality are subservient in scale, design and positioning.

It is accepted that the site is stepped back from the highway with the proposed extension being set back from the existing front elevation. It is also acknowledged that the use of matching materials would be sensitive to the location, however, it does not sufficiently reduce the visual intrusion caused by the inappropriate scale of the proposal.

The proposed extension would essentially be infilling this open space with a continuous and unbroken built form creating a cramped and congested appearance from the streetscene, which is currently characteristically open and spacious and therefore, negatively impacting on the unique character and qualities of the area.

#### Impact on the amenity and living conditions of local residents

Due to the position, scale and proximity of the extension the development would be located far closer to the rear elevation of 'White Mays' than the existing relationship. The proposal would also have a significantly stronger presence than the current arrangement. Within the rear elevation are two windows which would be in close proximity to the proposed extension. It is not clear what rooms these windows serve, however, taking into consideration the fact that fencing could be erected on the boundary between these properties without consent, separation between the properties and the numerous windows already serving the property it would be difficult to sustain a reason for refusal on this issue.

## **11. Conclusion**

In consideration of the above it is concluded that by means of its inappropriate scale and position, the proposal is considered to result in a cramped and congested plot which will have a detrimental impact to the historic form and character of the setting of the grade II listed building and will not preserve or enhance the character of the conservation area. The proposal would cause harm to the significance of the designated assets that is not outweighed by any public benefit. As such the development would be contrary to paragraphs 17(10), 131, 132, 134 and 137 of the NPPF. Core Policy 57 and 58 of the Wiltshire Core Strategy as well as paragraphs

## **12. Recommendation**

Planning Permission is REFUSED for the following reason:

The proposal is considered to have an unacceptable detrimental impact to the historic form and character of the setting of the listed building and the surrounding conservation area. The proposal would cause harm to the significance of the designated assets that is not outweighed by any public benefit which is contrary to Section 66(1) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to paragraphs 17(10), 131, 132, 134 and 137 of the NPPF, as well as the aims of Core Policy 58 of the Wiltshire Core Strategy.

The proposed development, by reason of its scale, siting and design would result in a cramped and congested plot upon the southern boundary and, therefore, the proposal would have an unacceptable impact on the visual amenities and character of the surrounding area, contrary to Core Policy 57, criteria iii and vi of the Wiltshire Core Strategy and Section 7, paragraph 58 of the National Planning Policy Framework requiring good design.

INFORMATIVE NOTE: The recommendation hereby put forward was made from the following submitted plans: 1166/02B, 1166/05, Scheme 2 upon 1166/04 and 1166/06 dated 03/07/2015.