

CASE OFFICER'S REPORT

Application Reference: 20/10336/FUL
Date of Inspection: N/A photos provided
Date site notice posted: N/A
Date of press notice: N/A

SITE ADDRESS: Oliver House Stud, Chedglow, Crudwell, SN16 9EZ
PROPOSAL: Two storey & first floor extensions to main house and conversion of former haystore into dependent persons accommodation.

DESCRIPTION OF PROPOSAL:

The application seeks planning permission for a part two storey & first floor extensions to main house, located to the south the property and conversion of former haystore into dependent persons accommodation to the northern end.

The two storey element would be located to the south of an existing thatched roof joining the thatched roof to the chalet tiled roof with the provision of a balcony to the south. The height of this extension would be the same as the thatched roof and higher than the existing chalet element. The existing dormer would be extended to provide a link to the chalet roof.

The first floor extension would be located to the north of the existing thatched roof and would be clad in wooden cladding and thatched to match the existing building. This would provide a bathroom and dressing room to an existing bedroom

The proposed hay store conversion involves the removal of the open bay, flat roof store and wooden clad shed adjacent to provide a stone building over the same footprint with an imitation stone roof to provide an independent unit of living accommodation with rooms in the roof for a family member of the applicant. The roof height would increase from flat roof at 3.4 metres to a pitched roof at a maximum height of 5.4 metres. This would be attached to the existing northern end of the dwelling adjacent to the stable building.

SITE DESCRIPTION

The application property was likely formerly associated with a stud farm to the west. There is limited planning history for the site, with the majority of the historic elements of the application property formed a traditional thatched roof cottage with attached stables and hay store. The history maps show there has been a building on the site since before 1933.

The building consists of an eclectic mixture of designs, styles and materials. The southern end is formed of a thatched roof cottage with an attached chalet style tiled pitched roof. Further north are four stables, with wooden clad walls and a thatched roof and further north is a hay store with open bays and a shed attached. These buildings are close to the western boundary of the site, adjacent to the boundary of the Oliver House and to the west of other stable buildings in a farm yard arrangement which are also used as dwellings. The access to the site is via communal track shared by other residential properties to the east, via an un-named road to the east of the site.

The site lies in a hamlet known as Chedglow to the West of Crudwell. It is located outside any settlement boundary and for the purposes of the development plan is located in the open countryside.

POLICIES

The following sections of the National Planning Policy Framework 2015 are relevant to the consideration of this application:

Achieving sustainable development – paragraphs 8 and 11

Promoting sustainable transport – paragraphs 103, 108, 109, 110

Making effective use of land – paragraph 118

Achieving well designed places – Section 12

Conserving the Historic Environment – Section 18

Wiltshire Core Strategy (2015):

Core Policy 01: Settlement Strategy

Core Policy 02: Delivery Strategy

Core Policy 03: Infrastructure Requirements

Core Policy 13: Spatial Strategy: Malmesbury Community Area

Core Policy 57: Ensuring high quality design and place shaping

Core Policy 58: Ensuring the Conservation of the Historic Environment

Core Policy 60: Sustainable Transport

Core Policy 61: Transport and Development

Core Policy 67: Flood Risk and Drainage

Crudwell Neighbourhood Plan (submission draft May 2020)

This has now been examined and is being prepared for referendum. The Ministry of Housing, Communities and Local Government have updated the current planning guidance to set out that neighbourhood plans awaiting referendums can be given significant weight in decision-making.

The relevant policies in the plan to the consideration of this proposal are:

Policy DD2: Design

RELEVANT SITE HISTORY:

85/0374 – extensions – approved

CONSULTATION RESPONSES

Crudwell Parish Council:

The most recent response seeks the accommodation proposed to be limited to those dependent on the man dwelling. Subject to restrictions, they support the application

REPRESENTATIONS

Neighbour Representations: The application has been advertised by letters. Three responses have been received over two rounds of consultations. The comments made relate to the following matters:

- Potential loss of privacy from proposed first floor windows over adjacent land at North Range located to the east of the proposal
- An additional dwelling would seem excessive over and above those already permitted on this site
- Lack of detail is provided in relation to the roof tiles proposed and seeks Cotswold stone to match the adjacent property

- There are no objections to the principle of the proposals
- Concern is raised regarding the significant increase in the bulk of the property facing the adjacent property at Oliver House
- The extension to the hay barn would affect the water and drainage services which could affect the services to Oliver House

ASSESSMENT:

Principle

The site is located close to but outside the defined settlement boundary for Crudwell. Therefore, the site is located in the open countryside. The proposed development is all associated and ancillary to the main dwelling and as such, development within the curtilage of existing domestic boundaries is acceptable in principle subject to the consideration of detailed matters in other policies. The proposal is not considered to conflict with Core Policies 1, 2 and 13 of the Core Strategy.

Impact on Heritage Assets

The application site is located to the south of Chedglow Manor which is a Grade II listed building. The proposal, due to the modest scale and distance from this designated heritage asset would have no material affect and therefore would preserve the character and appearance of this building, including its setting in accordance with Core Policy 58 and guidance in the NPPF.

Design and impact on Character

The application property is formed of various styles of dwellings with more modern extensions to the south of the original thatched cottage. The proposed extensions to the south western corner would provide additional ground and first floor accommodation linking the tiled roof to the main thatched with the provision of an additional tiled pitched roof with a ridge adjacent to the existing tiled roof. Although the links to the existing roofs are fairly complex, they are considered to successfully and acceptably extend the property. The flat roof wooden clad link would set back from the edges of the other pitched roofs and therefore subordinate to them with limited views of this element of the scheme. The design and scale of the extensions would provide an acceptable external appearance with an appropriate use of materials to integrate with the existing materials used. This would accord with the provisions of Core Policy 57 and Crudwell NP Policy DD2, including the design guidance.

The first floor extension would be located to the north of the existing thatched roof and above the existing wooden clad stable building. The design would integrate into the design of the remaining parts of the dwelling with matching materials and roof design. This element would also accord with the requirements of Core Policy 57 and Policy DD2 in that it would respect the character of the main dwelling in terms of massing, height, materials and roof design.

The provision of the annex to the northern section of the dwelling would provide a significantly improved external appearance compared to the existing modest structure with high quality materials and a well-designed roof at a modest height. This element of the scheme would also accord with the provisions of Core Policy 57 and Policy DD2 and Annex 1 of the Neighbourhood Plan.

There have been comments from residents regarding the roof materials of the annex that they seek to be provided in Cotswold Stone to match the property to the North. The plans annotate the

tiles to be imitation stone slates. This would appropriately integrate into the character and appearance of the area.

Residential Amenity

The proposed two storey extension and first floor extension would be in close proximity to the boundary with Oliver House. There are no windows proposed in these facing elevations and so privacy would not be affected that such fenestration could be controlled by suitably worded conditions.

There is a comment from the adjacent resident that the increased height of the property close to the boundary would materially impact their property. The dwelling at Oliver House is set approximately 22 metres from the boundary of the site. There is also vegetative screening with the neighbouring garden to reduce and soften the potential impacts of the proposal. The proposal would alter the outlook of the adjacent resident from their rear garden. However, the two storey extension would be set away from the boundary, further than the main dwelling and a large proportion of the view would be of a roof that would slope away from this boundary. Similarly the first floor extension would also be of a small element of wall with a thatched roof over the boundary wall. The only element of the dependent accommodation to the north of the property visible from Oliver House would be the roof which would slope away from the boundary reducing the impacts in terms of its bulk and scale. Therefore, due to the distance from the main dwelling, the siting, scale design and position of these elements the outlook is not considered to alter to such an extent that the outlook to such an extent that these elements would be overbearing or result in loss of light to a significant extent. These extensions are also seen against the backdrop of the existing dwelling which is located close to the boundary. The relationship is therefore considered to be acceptable.

There is a comment regarding the lack of detailing regarding the materials to be used in the construction of the first floor extension. However, the standard conditions will be used that materials, if unspecified should match the materials of the corresponding areas of the dwelling. This is considered to be reasonable and a typical approach to extensions to properties.

The proposed first floor extension would include two windows at first floor. These would overlook the courtyard of the application property and over the roof of adjacent buildings. There are already first floor windows facing this direction and the provision of two additional windows, set further back would not significantly increase this overlooking. Therefore, this element of the proposal is considered to be acceptable in terms of impacts and no objections are raised from residents regarding the impacts of this element of the proposal.

Concern has also been raised regarding the potential for overlooking from first floor windows of the dependent accommodation. These windows would directly overlook the access track with views over the roof of an intervening building towards the rear of West Range and the property at North Range. The closest point from the proposed windows to the entrance to North and West Range would be in excess of 25 metres. In addition, the windows would be angled in the roof slope, rather than standard vertical windows. Therefore, it is not considered that the proposed first floor on this element would allow close range views over private third party land would result in any significant overlooking as a result.

The two-storey extension includes a balcony to allow views to the south. A screen has been provided to prevent views over the private amenity space of Stable Cottage and ensure views are only towards the applicant's land to the south. Subject to conditions ensuring its implementation, the proposal is considered acceptable.

Highways

The accommodation would result in the increase of bedrooms from four to six bedrooms. The existing property would require the provision of three parking spaces and the provision of the additional bedrooms would not result in an increase in this provision. Nonetheless, there is adequate space within the site for at least three parking spaces to enable vehicles to enter and exit the site in forward gear.

Other matters

There is an objection raised regarding building over drainage facilities within the site. This is a private matter, or a matter for the relevant statutory undertaker to ensure such services are not detrimentally affected. The matter lies outside planning control legislation but an informative can be attached to ensure the applicant is aware of the need for such facilities to be protected. The proposal would not result in the increase in hardsurfacing within the site to a significant extent and all drainage matters are controlled by building regulations requirements negating the need for further assessment here.

Concern has been raised in relation to the provision of an additional dwelling within the site. The accommodation provided would all be ancillary to and for the main occupiers of the dwelling and their family members. This use could also be controlled by conditions to any consent granted to prevent the independent use of the accommodation as a separate dwelling. This would allay the concerns by residents and the Parish Council.

CONCLUSION:

The principle of residential extensions to an existing dwelling in this location is considered to be acceptable. Subject to conditions restricting the use of the accommodation, this would be acceptable. The proposal would also preserve the character appearance and setting of the grade II listed building to the north.

The design scale and massing of the proposal as well as the impacts on the outlook and privacy of adjacent residential occupiers is also considered to be acceptable and would accord with the provisions of Core Policy 57 of the Core Strategy and DD2 of the Crudwell Neighbourhood Plan, including the design guide in Annex 1.

RECOMMENDATION:

Approved subject to conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Submitted 20 November 2020

Survey elevations location and block plans - 2018_021

Survey ground floor plan 2018_011

Survey first floor plan 2018_012

Submitted 19 January 2021

Proposed elevations location and block plans 2018_2221a

Proposed ground floor plan 2018_2211a

Proposed first floor plan 2018_2212a

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall accord with the details set out in the application forms and drawings, unless unspecified in the submission in which case they should match in material, colour and texture those used in the existing building adjacent to the proposed development.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 4 Prior to the commencement of the first beneficial use of Bedroom 2 as annotated on plan 2018_2212a the privacy screen as annotated on Plan 2018_2221a shall be provided in accordance with the details contained in that plan. Once provided the privacy screen shall be retained and maintained in the approved form without modification.

REASON: To protect the privacy of nearby residential occupiers.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans shall be inserted in the West facing roof slope or elevation of the development hereby permitted or above finished first floor level of the East facing elevation or roof slope of the dependent persons accommodation.

REASON: In the interests of residential amenity and privacy.

- 6 The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Oliver House Stud, Chedglow, Malmesbury, SN16 9EZ and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

- 7 INFORMATIVE TO APPLICANT:

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

- 8 INFORMATIVE TO APPLICANT:

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

- 9 INFORMATIVE TO APPLICANT:

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

- 10 INFORMATIVE TO APPLICANT:

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement

of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.