

CLAVERTON PARISH COUNCIL
MINUTES OF PLANNING COMMITTEE HELD ON 23rd NOVEMBER 2016
AT ST MARY'S CHURCH

Present:

Councillors: Mark Mackintosh (Chair), Glennis Naylor

- 1 **Open Forum.** No representatives of the public were present, but the planning committee had received a written statement from a member of the public on this planning application in which they asked the committee to consider the following points:
 - Whether the proposed increase to the volume of the house of 30% was appropriate for this property;
 - The design of the proposed footprint with the new side part 'sticking out' to the west of the existing elevation and blocking access to the garden and view, and whether it was felt this was in keeping with the existing footprint;
 - Linking to the point above, the fact that the proposed footprint goes right to the edge of their boundary, and the implications of this with regards the setting of the property within its grounds;
 - The increased height of the extension roof compared to the existing conservatory and its visibility from neighbours;
 - Any impacts on boundary walls.
- 2 **Apologies for Absence.** None for the planning meeting,
- 3 **Declaration of Members' Interests.** None
- 4 **Planning Matters.**

16/05371/FUL – Extension of The Pillars.

Preamble

The proposed extension is located to the south side of the main house to contain a new lounge for the property accessed from the current living space. The extension replaces the current conservatory (constructed 2000 or later) and terrace.

The extension is based on a 30% increase in volume of the original property; this calculation includes the outhouse volume with the house, and includes a covered terrace to the south.

The intention of the extension is designed to replicate the style of the existing house by keeping the window proportions the same and replicating the stonework. To achieve this the east elevation would be built from dressed ashlar, with the south and west elevations formed of rubble stone to match the existing house.

The proposed extension is visible from the neighbouring Orchard House, and to a much lesser degree from Claverton Hill and the A36, given the building and vegetation.

Current external access to the garden is via paths and gates on the west and north side of the current house; the proposed extension would remove access on the west side of the house.

Considerations

In considering the application, the Committee took account of:

- The planning application 16/05371/FUL and associated documents.
- The Claverton Conservation Area Character Appraisal (March 2007)
- Development in the Green Belt
- The Cotswolds AONB

Findings

General

In principle, the Committee does not have any objections to the replacement of the conservatory with a solid structure. However, the Committee considers that several features of the proposed extension require alteration, and we cannot support the application as currently designed. These considerations are described in the following paragraphs.

Volume of the Extension

The application calls on the volume of the current outbuildings to justify the volume of the extension. These outbuildings are distinctly separate from the house, and their inclusion in the overall volume calculations is questioned.

The Parish Council asks that BANES review whether such an approach for the calculation of the volume is appropriate.

Design Considerations and Impact on Claverton Conservation Area

The building materials selected as described are considered to be in keeping with the current building materials and will blend in over time. However, while the additional volume would be set back from the front (east) face of the main house to allow the existing building to be clearly defined from the new addition, the rear (west) flat roofed part of the extension prominently projects out from the building line and across the existing garden access.

It is considered that this flat roofed western elevation detracts from the main house, and it also blocks access to the garden on the west side of the house and the natural flow around the property (this is not very apparent on the elevation plans presented). This flat roof section also potentially will have a detrimental impact on the historical boundary wall and no details are given as to how the extension's wall and foundations would impact this loose stone wall (which may be potentially retaining with respect to the Orchard House garden).

The proposed flat roofed part of the extension, which would be clearly visible from Claverton Hill (i.e. the public highway), is out of keeping with any of the current buildings on the property. Furthermore, this western flat roofed part of the extension would bring a solid wall up to the neighbouring property grounds (Orchard House) and remove the limited amount of planting on The Pillars boundary, resulting in a greater visual impact on this neighbour, although the magnitude of this cannot be easily assessed from the plans presented.

The Parish Council recommends that this flat roofed western section of the extension is removed, and the western elevations layout designed to match the eastern elevations, i.e. is set back to allow the existing building to be clearly defined. This would result in the extension having a symmetrical appearance

which is in keeping with the existing property and maintain the flow around the property.

The design has chosen to incorporate a hipped roof to the south, which is stated to be aimed at reducing the overall volume of the extension. However, it is the committee's opinion that the incorporation of a hipped roof is out of keeping with the design of the existing building.

The Parish Council considers that a gable end to the extension, designed to mirror the existing gable end of the house, would be more in keeping with the property and not result in any significant difference in volume. The desired open veranda could be then be achieved more sympathetically through the use of a wooden flat roofed structure.

Decision

Based on the concerns raised above the Planning Committee has decided to **object in principle** to the application.

Signed.....
Committee Chairman, Claverton Parish Council

Date.....