

**CLAVERTON PARISH COUNCIL**  
MINUTES OF PLANNING COMMITTEE HELD ON 25<sup>th</sup> April 2016  
AT ST MARY'S CHURCH

**Present:**

Councillors: Mark Mackintosh (Chair), Anna Beria

- 1 **Open Forum.** Representation from applicant
- 2 **Apologies for Absence.** Lesley Watkinson (Clerk),
- 3 **Declaration of Members' Interests.** None
- 4 **Planning Matters.**

*16/01671FUL - 21 Warminster Road, Claverton Bath, Erection of single storey side extension.*

The proposal is essentially to remove the existing mixed construction single-storey extensions (including conservatory) to the south side of the property and replace these with a more cohesive and functional single-storey extension.

The footprint of the new extension will be larger than the present extensions but will be less visible from all viewpoints due to the more sympathetic alignment with the existing house's eastern façade, and use of building materials more in keeping with the character of the building. The proposed construction materials are rubble stone, and horizontal hardwood timbering with anodised window frames. The roof will be a gently sloping sedum roof, which will help to minimise the visual impact of the extension. Exterior areas will be paved and access improved from the drive. Some internal alterations to the existing house are also planned to improve the living space, and reduce the pitch on the steep stairs.

In considering the application, the Committee took account of:

- Development in the Green Belt, including the additional guidance and considerations set out in the 2008SPD
- The Cotswolds AONB
- Development in the Claverton Conservation Area

The committee considers that the proposed development will be an improvement on the existing poor quality extension and the dated conservatory, which has very poor thermal properties (cold in winter and too hot in the summer sun), reduce the visibility of the extension from Ferry Lane, and allow the house to blend into the character of the area, and better fit with the design considerations in the Claverton Conservation Area. The property is not overlooked by neighbours, and the new extension will be less visible from the opposite side of the valley and footpaths in the AONB.

It is considered that the design of the extension with a flat roof and recessed into the bank located between the extension and the western boundary wall, means that the extension complements rather than overwhelms the building, and is considered an appropriate and a fitting size

in the context of the overall volume of the buildings of which No. 21 is a part.

The Committee does not have a view on the internal alterations, which are minor and will not affect the exterior appearance.

Based on the review of the plans and the property's context and setting, the Committee consider that the proposed development will lead to an improvement in the appearance and utility of the property, as well as improving its environmental rating by reducing the heating requirements in winter, and therefore have decided to **support** the application.

Signed.....

Committee Chairman, Claverton Parish Council

Date.....