

SECTION 2 – ITEM 9

Application No:	19/P/2514/FUH	Target date:	05.12.2019
Case officer:	Ellena Fletcher	Extended date:	01.06.2020
Parish/Ward:	Wrington Wrington	Ward Councillors:	Councillor Steve Hogg
Applicant:	Miss Helen Gwinnett		
Proposal:	Erection of two storey side extension and single storey porch with associated works following the demolition of a lean-to domestic store.		
Site address:	Cinderford Cottage, Ropers Lane, Wrington, Bristol, BS40 5NH		

REFERRED BY COUNCILLOR HOGG

Summary of recommendation

It is recommended that subject to the expiry of the press notice the application be **APPROVED** subject to conditions. The full recommendation is set out at the end of this report.

The Site

The site is located within the settlement boundary for Wrington. The site is located to the northern part of Wrington and lies within the Conservation Area. Cinderford Cottage is sited to the rear of Greystones which fronts Ropers Lane and is sited between the new dwelling of Bromley House to the west and Swallow Barn to the east.

The Application

Full permission is sought for the erection of a two-storey side and rear extension and a porch to the principal elevation

Relevant Planning History – in part of the garden area

Year	Reference	Proposal	Decision
2008	08/P/1290/F	Erection of a two storey dwelling and garages with office/workroom.	Refuse
2009	09/P/1182/F	Erection of two storey dwelling with office/workroom	Approved
2012	12/P/0744/F	Removal of conditions 6, 7, & 8 of planning permission 09/P/1182/F (Erection of two storey dwelling with	Approved

office/workroom) to remove the requirement of office/workroom.

Policy Framework

The site is affected by the following constraints:

- Within the settlement boundary for Wrington
- Within Wrington Conservation Area
- Setting of a Listed Building
- NS and Mendip SAC Bat Consultation Zone B

The Development Plan

North Somerset Core Strategy (NSCS) (adopted January 2017)

The following policies are particularly relevant to this proposal:

Policy Ref	Policy heading
CS2	Delivering sustainable design and construction
CS4	Nature Conservation
CS5	Landscape and the historic environment
CS12	Achieving high quality design and place making
CS32	Service Villages

Sites and Policies Plan Part 1: Development Management Policies (adopted 19 July 2016)

The following policies are particularly relevant to this proposal:

Policy	Policy heading
DM3	Conservation Areas
DM8	Nature Conservation
DM28	Parking standards
DM32	High quality design and place making
DM38	Extensions to dwellings

Other material policy guidance

National Planning Policy Framework (NPPF) (February 2019)

The following is particularly relevant to this proposal:

Section No	Section heading
1	Introduction
2	Achieving Sustainable Development
4	Decision-taking
11	Making effective use of land
12	Achieving well designed places
15	Conserving and enhancing the natural environment

Supplementary Planning Documents (SPD) and Development Plan Documents (DPD)

- Residential Design Guide (RDG1) Section 1: Protecting living conditions of neighbours SPD (adopted January 2013)
- Residential Design Guide (RDG2) Section 2: Appearance and character of house extensions and alterations (adopted April 2014)
- North Somerset Parking Standards SPD (adopted November 2013)
- North Somerset Landscape Character Assessment SPD (adopted September 2018)
- Biodiversity and Trees SPD (adopted December 2005)

Consultations

Copies of representations received can be viewed on the council's website. This report contains summaries only.

Third Parties: 7 letters of objection have been received. The principal planning points made are as follows:

- Overshadowing impact on neighbours
- Overbearing and loss of light to neighbours' private gardens and patio
- Out of character with the Conservation Area
- Scale/bulk of the development is disproportionate and will harm openness
- Harm to protected species (bats)

Wrington Parish Council:

"Has no objections to the proposals as submitted."

Principal Planning Issues

The principal planning issues in this case are (1) character and appearance, (2) impact on neighbours, (3) impact on the conservation area, (4) protected species, (5) setting of a listed building, and (6) Community Infrastructure Levy.

Issue 1: Character and appearance

Cinderford Cottage is a 19th Century dwelling finished with natural stone. The cottage adjoins the neighbour at Greystones along the rear, so the two properties are back to back. The principal elevation of Cinderford Cottage faces south and so is not very visible from Ropers Lane. The gradient of the site falls towards the south, so the height of the buildings appears lower from Ropers Lane. From Ropers Lane, dwellings are fronted by natural stone walls and landscaping. These important boundary features contribute to the pleasant rural aesthetic but they also obscure views in and out of the private dwellings.

The application seeks to create a two-storey side extension to the east of Cinderford Cottage. The proposed extension would extend 2.2 metres forward of the main elevation at Cinderford Cottage and would be within 1 metre of the eastern boundary at the narrowest point. The amended plans propose a gable end extension with a ridge height of

0.8 metres below the ridge height of the existing dwelling whilst the roof design on the north elevation has a hipped end. A porch is proposed in the centre of the south elevation.

Because of the change in ground level, there are views of the south elevation from Yeomans Orchard when approaching from the south. The north elevation can also be viewed from the highway along Ropers Lane. However, the proposal is set back from any part of the public realm and the garden at the Greystones provides a visual break. The surrounding boundary treatment also reduces the visual prominence of the extension. Considering the sizeable plots and the surrounding dwellings and the siting of the proposal, the extension would not harm the character and appearance of the local area.

When considering household planning applications, the Residential Design Guide Section 2 is given significant weight in decision making. The RDG2 outlines design principles a proposal must comply with to be considered acceptable. When viewing the proposal in context with the street scene, the proposal would comply with principle 1, 2 and 3 of the RDG2 – ‘scale’, ‘shape’ and layout and is therefore considered not disproportionate to the existing dwelling and is unlikely to have a harmful impact on the character of the area.

In conclusion, the proposal would not unacceptably harm the characteristics and appearance of the existing dwelling or the character and appearance of the surroundings. In this respect, the proposal complies with policy CS12 of the Core Strategy, policies DM32 and DM38 of the North Somerset Sites and Policies Plan Part 1 and the advice in the Residential Design Guide (RDG2) Section 2: Appearance and character of house extensions and alterations (adopted April 2014).

Issue 2: Neighbour Impacts

Cinderford Cottage adjoins Greystones along the rear elevation. It is also sited adjacent to Swallow Barn and Bramley House. To assess whether a proposed development would have an unacceptable impact on adjoining neighbours the neighbour impact tests set out in the Residential Design Guide Section 1 (RDG1) are applied. Paragraph 2.1.1 of the RDG1 explains that to assess whether a proposed development would have an unacceptable overbearing impact on a neighbour, a 45-degree test is applied. To be considered unacceptable a proposal must fail to comply in terms of both height and depth/width when applying a 45-degree line from a neighbour’s window serving a habitable room. When applying the test to the ground floor kitchen window at Greystones and the rear dining rooms doors on Swallow Barn the proposal would pass in both depth/width and height. Consequently, it is considered that the impact in terms of loss of light on the adjoining dwellings is not unacceptable.

There were also concerns the proposal would overshadow the private gardens of Swallow Barn and Greystones and create a tunnelling affect. However, the proposed extension would not be built up to the boundary and is set at lower ground level than Greystones. Sunlight to the front and sides of Greystones would not be interrupted by the proposed development, therefore it is unlikely to have an unacceptable overshadowing impact on the private garden at Greystones. The garden and patio areas at Swallow Barn are flanked by the dwelling at Summer Barton. There were concerns the proposal would result in the garden becoming ‘walled in.’ However, the proposed extension is set off the boundary and would extend by only 2.2 metres towards the rear. The gradient reduces towards the south which would mitigate against the impact of buildings along Home Close. Therefore, due to

the context of the site, the proposal would not have an unacceptable overbearing impact on the occupiers at Swallow Barn.

There were also concerns about overlooking from the side windows on the east elevation. However, this issue can be overcome with obscure glazing conditions on the first-floor windows. The ground floor window serving the proposed dining room is at high level and any views out of the window would be screened by the existing boundary wall.

In conclusion, the proposed development complies with the relevant tests contained within the Residential Design Guide (Section 1: Protecting living conditions of neighbours) and would not result in a significant unacceptable impact upon the living conditions of neighbouring residents. In this respect, the proposal complies with policies DM32 and DM38 of the Sites and Policies Plan (Part 1).

Issue 3: Conservation Area

The proposed development is within the Wrington (extension) Conservation Area. The Conservation Area encompasses the historic core of the village of Wrington. Cinderford Cottage itself first appears on the 1888 first edition OS map and adds to the character and significance of Wrington Conservation Area.

Initial concerns regarding the proposed design of the initial scheme resulted in amended plans. The re-siting of the porch and the reduction in the size and redesign overcame the concerns that it would harm the visual symmetry of the building. Therefore, the current proposed alterations to this building will not unacceptably harm the character or appearance of the Conservation Area. The proposals preserve or enhance the character of the Conservation Area and is not contrary to part II section 72 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 and policy DM3.

As the application is in a Conservation Area, it must be advertised in the press and this notice does not expire until the 28 May. This is reflected in the recommendation.

Issue 4: Protected Species

An ecological survey was submitted with the application. The survey concluded that there were not any features to affect roosting bats on the roof of the cottage and the outbuildings were unlikely to support the bats. Any light spill from the proposed window is unlikely to have an adverse impact due to the developed nature of the area. The results of a protected species survey conclude that there is negligible potential for bats to be affected by the development. As a precaution, an advice note is recommended warning the applicant of the requirements should bats be encountered during the development works.

In this respect, regard has been paid to the requirements of the Conservation of Habitats and Species Regulations 2017 and the Natural Environment and Rural Communities Act 2006, and to policy CS4 of the North Somerset Core Strategy, policy DM8 of the Sites and Policies Plan (Part 1) and the council's Biodiversity and Trees SPD.

Issue 5: Setting of Listed Building

The proposal does not affect the setting of Ropers Lodge which is a Grade II listed building.

Issue 6: Development Contributions and Community Infrastructure Levy

The Council's Community Infrastructure Levy (CIL) Charging Schedule took effect on 18 January 2018. This means that the development may be liable to pay the CIL. The Charging Schedule and supporting information can be viewed on the website at www.n-somerset.gov.uk/cil.

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

The proposed development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. A formal EIA screening opinion is not, therefore, required.

The Crime and Disorder Act 1998

The proposed development will not have a material detrimental impact upon crime and disorder.

Conclusion

The main issues relating to this application are how the proposals will impact upon the appearance and character of the Conservation Area and adjoining neighbours. These issues have been addressed and considered to be in accordance with planning policies and advice.

The proposal would not unacceptably harm the characteristics of the existing dwelling or the character of its surroundings. In this respect, the proposal complies with policy CS12 of the Core Strategy, policies DM32 and DM38 of the Sites and Policies Plan (Part 1) and the advice in the Residential Design Guide (RDG2) Section 2: Appearance and character of house extensions and alterations (adopted April 2014).

The proposed extension complies with the relevant tests contained within the Residential Design Guide 1 and would not result in a significant adverse impact upon the living conditions of neighbouring residents. In this respect, the proposal complies with policies DM32 and DM38 of the Sites and Policies Plan (Part 1).

The proposed extension will not unacceptably harm the character or appearance of the conservation area, and as a result it preserves or enhances the character of the conservation area and is not contrary to part II section 72 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 and policy DM3.

Other relevant planning issues have been reviewed in terms of parking and highway safety, protected species and setting of a listed building and are all considered to be acceptable.

RECOMMENDATION: Subject to the expiry of the press notice on the 28 May and the consideration of any issues not previously raised the application be APPROVED (for the reasons stated in the report above) subject to the following conditions:-

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

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents to be listed on the decision notice.

Reason: For the avoidance of doubt and in the interest of proper planning.

3. The materials to be used in the development hereby permitted shall be in complete accordance with the approved plans and specifications unless details of any alternative material have first been submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure that the materials to be used are acceptable in order to maintain the character and appearance of the building and those of the surrounding area, and in accordance with policies CS5 and CS12 of the North Somerset Core Strategy and policies DM3, DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no windows, rooflights or dormers (other than any expressly authorised by this permission) shall be inserted in the first floor of the east elevation (side) or the north (rear) elevation of the extension and the east side of the roof elevation without the prior written consent of the Local Planning Authority.

Reason: To protect the living conditions of occupiers of adjoining properties and in accordance with policies DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).