

1.0 Application Number – [2/2019/0613/HOUSE](#)

Site address: Wyke Cottage , Wyke Road, Gillingham, SP8 4NH

Proposal: Erect two storey extension (demolish existing conservatory).

Applicant name: Mr & Mrs Smith

Case Officer: Ms Charlotte Haines

Ward Member: Cllr David Walsh; Cllr Belinda Ridout

REASON APPLICATION IS GOING TO COMMITTEE: At request of Head of Planning.

2.0 Summary of Recommendation: APPROVE subject to conditions

3.0 Reason for the recommendation:

- The proposed extension does not detract from the visual amenity and character of the Wyke Conservation Area.
- The proposed extension is of a suitable scale, design and materials that respect the character and appearance of the host dwelling and neighbouring building and area.
- The proposed extension would not be detrimental to the amenity of neighbouring properties.

4.0 Table of key planning issues

Issue	Conclusion
Design and Impact on Wyke Conservation Area	The proposed extension would respect the character and appearance of the host dwelling and the wider Wyke Conservation Area. There would be no harm caused to designated or non designated heritage assets as a result of the development.
Amenity	The proposed extension would not be detrimental to the amenity of neighbouring properties.

5.0 Description of Site

Wyke Cottage is a semi-detached two storey house that is situated on the southern side of Wyke Road and on a corner plot to the west of the junction with Milestone Way. Wyke Road is the main thoroughfare through Wyke, a residential

area to the west of Gillingham. Wyke Road is flanked on either side by a various houses of different styles and age. The semi-detached dwellings immediately front onto the pavement flanking Wyke Road.

The site lies just within the Wyke Conservation Area and is highly visible within public views along Wyke Road. Wyke Cottage along with the adjoining Apple Grove House are locally important buildings as identified in the Gillingham Neighbourhood Plan.

The conservation area appraisal describes the area of Wyke as comprising:-

"The western suburb of the town of Gillingham. It sits between the historic rural settlement of Wyke and the town centre of Gillingham. Wyke Road (B3081 to Wincanton) is the main axial route through the area. Large late 20th century housing estates have developed to the north and south of the historic street frontage. The conservation area is bounded to the north by Wavering Lane and to the South by Common Mead Lane."

Wyke Road is identified as one of four historic roads/lanes which radiate from the centre of Gillingham. The conservation area goes onto state that "between these historic lanes are a series of curvilinear roads which link them together and give access to the extensive areas of suburban housing estates throughout the area."

Given its frontage onto Wyke Road, the site sits along the historic street frontage with Milestone Way forming a road leading to the late 20th century housing estates to the south.

The application property is one of the semi detached dwellings which were constructed at the latter part of the 19th century and early 20th century as noted by the conservation area appraisal which states that these dwellings use "typical forms and detailing from the period including some with references to the Arts and Crafts movement of the 19th and early 20th centuries."

The semi-detached dwelling is part rendered and part red brick under a tiled roof. The dwelling has been extended over time and this has led to a irregular and mixed arrangement of built and roof forms.

The semi-detached dwellings comprise of a double dual pitched roofs on an east/west axis resulting in a double gable end facing towards Milestone Way. A two storey extension extends from the side of the front element of Wyke. The dual pitched roof over the two storey extension is at a north/south axis resulting in a gable end facing onto Wyke Road. Consequently, when viewed from Milestone Way to the east, the gable end of the rear element of the dwelling and the gable end of the extension are perpendicular to one another. A conservatory is currently positioned between these two gables.

Given its situation on a corner plot, the dwelling sits at the north western corner with the remainder of the plot to the rear and side consisting of gardens and an area of driveway. The majority of the site is bounded by high brick red walls to the north and east. The remaining boundaries to the south and west with the neighbours consist of a high close boarded timber fence and planting. A single storey garage is located at the south eastern corner of the plot.

6.0 Description of Development

The proposal is to demolish the existing conservatory and erect a two storey gable extension. However, it should be noted that the proposed extension is one and half storey in height with the first floor accommodation set into the roof space. The proposed extension would link the gable end of the rear element of the dwelling (to the west) and the gable end of the two storey addition (to the north) which are perpendicular to one another.

The proposed extension would comprise of a gable projection from the east elevation of the rear element of the dwelling and the southern elevation of the two storey addition. The proposed extension would measure 4.1 metres by 6 metres and approximately 4.3 metres to the eaves and 5.5 metres to the ridge. The proposed extension would have a dual pitched roof.

7.0 Relevant Planning History

Application No.	Application Description	Address	Decision
2/2005/0095	Erect single storey extension to garage to form store	Wyke Cottage FUL	Approved
2/1994/0163	Erect garage	Wyke Cottage FUL	Approved

8.0 List of Constraints

Conservation Area - The Wyke Conservation Area

9.0 Consultations

Gillingham Town Council: Objection

- The proposal is considered to be overbearing;
- The proposed two storey extension detracts from the main building;
- The design is not in keeping with the character of the Conservation Area;
- The proposed irregular ridge-line is considered to be damaging to the character of the property.

10.0 Representations

There were no letters of representation.

11.0 Relevant Policies

North Dorset Local Plan - Part 1 (2016)

Policy 1 - Sustainable Development

Policy 2 - Core Spatial Strategy

Policy 5 - The Historic Environment

Policy 17 - Gillingham

Policy 24 - Design

Policy 25 – Amenity

Gillingham Neighbourhood Plan 2016-2031 (adopted July 2018)

Policy 24 - Plots and buildings

Policy 27 - Locally Important Buildings

National Planning Policy Framework (2019)

1. Introduction
2. Achieving sustainable development
4. Decision-making
12. Achieving well-designed places
16. Conserving and enhancing the historic environment

Supplementary Planning Guidance

Wyke Conservation Area Appraisal

12.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

13.0 Public Sector Equalities Duty (standard text)

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people

- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

Arrangements would be made to ensure people with disabilities or mobility impairments are accommodated in order to comply with Building Regulations.

14.0 Financial benefits

Jobs would be created during the construction stage.

15.0 Climate Implications

The extension would be designed to meet current building regulations which would help reduce the carbon footprint of the ongoing heating and running of the building.

16.0 Planning Assessment

Design and Impact on Character and Appearance of Conservation Area

The application site is highly visible from the adjoining Wyke Road which forms the main historic road through Wyke Conservation Area. The application site forms a corner plot between Wyke Road and Milestone Way, curvilinear roads which leads to a suburban housing estate to the south. Furthermore, the dwelling on elevated ground in relation to the road.

The conservation area appraisal notes that this part of Wyke is characterised by semi detached dwellings which were constructed at the latter part of the 19th century and early 20th century. These dwellings are typically constructed of a mix of rough render and red brick walling beneath plain clay tiled and natural slate roofs with red brick chimneys.

The application building is an example of this type of dwelling and forms part of the historic frontage onto Wyke Road and as such is considered to positively contribute to the character and appearance of the conservation area. The conservation area appraisal states that "any extension or addition should reflect the design, form, materials, textures and finishes of the existing building. In general, extensions should be subservient to the original building and not dominate or compete in visual terms with that building".

The building is identified as a locally important heritage asset which Policy 27 of the Neighbourhood Plan seeks its protection and enhancement.

Policy 24 of the Neighbourhood Plan requires new development to be of a high design quality that respects the qualities and character of nearby buildings and the area (and key buildings) in which it is situated. It advises that new development should not exceed the height or massing of existing buildings in the immediate locality.

Given the above, any extension to the dwelling would need to be sympathetic in scale, design and materials.

The existing dwelling on the site is comprised of three different built sections of varying roof orientations and pitches. The proposed extension would itself link two of the built sections which are of differing roof orientations. The proposed extension has a gable roof which adopts the same orientation as rear element of the dwelling. The proposed extension is set down in height in relation to the roof heights of the three built sections which form the host dwelling. The eaves and ridge height of the proposed extension would be approximately 1.2 metres lower than the eaves and ridge height of the existing dwelling. The proposed extension will have a matching roof pitch.

The proposed extension is recessed back from the eastern elevation of the two storey addition to the north and the southern elevation of the two storey rear element of the dwelling. Consequently, the extension is set within the space between these two built elements of the dwelling where the existing conservatory is situated. The proposed extension would therefore not significantly extend the size of the dwelling and as such would preserve the spatial characteristics of the plot.

When viewed from further along Milestone Way to the south of the site, the south facing roof slope of the extension would be visible above the roof covering over the garage. The roof slope over the extension would be read in relation to the higher roof slope of the main dwelling further to the west and the gable end of the two storey extension to the north. This relationship is shown on the south elevation. However, due to its two storey height and the width of the roof slope, the gable end would be largely concealed from views. From views to the north along Wyke Road, the existing two storey addition would largely conceal the proposed extension from views. The only element of the extension that would be visible would be a small part of the northern roof slope. However, it is not considered that this would detract from the character and appearance of the dwelling when viewed from Wyke Road.

As noted above, the proposed extension is set down in height in relation to the two storey elements of the dwelling immediately to the north and west. The dwelling already possesses an irregular arrangement of built and roof forms due to its composition of three sections of varying roof orientations and pitches. It is

therefore considered that the proposed extension with roof orientation at variation to the adjoining addition to the north would be in keeping with this arrangement.

The proposed extension would be constructed of materials to match with those of the existing dwelling which consist of red brick at the lower wall and render above. This would ensure that the extension ties in with the dwelling including the two storey element to the north. It is, however, considered necessary to apply conditions requiring submission of samples of materials in order to ensure these closely match in colour and finish with the materials of the original dwelling which are characteristic of the Conservation Area as set out in the appraisal.

For the reasons set out above, it is considered that the proposed extension is sympathetic to the host dwelling and would read as a subservient addition. It is therefore considered that the proposed extension would not undermine the contribution that the dwelling makes to the character and appearance of the conservation area.

The proposal is considered to preserve the character or appearance of the conservation area. No harm would result in terms of the impact on the significance of the designated heritage asset. This conclusion has been reached having regard to: (1) section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that requires special regard to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. It is considered that the proposal would comply with Policies 24 and 27 of the Gillingham Neighbourhood Plan and Policies 5 and 24 of the North Dorset Local Plan.

Amenity

The proposed two storey extension is set away from the boundaries with neighbours and would infill a space closest to the dwelling. It would not project any closer to the neighbouring properties to the south than the rear elevation of the existing dwelling.

Due to being a corner plot, there are no neighbours that would be affected by the proposed extension to the east. It is therefore considered that the proposed extension would not have an overbearing impact on neighbours nor would it result in any harmful overlooking.

The proposed development would not have a significant adverse impact on the living conditions of occupiers of residential properties.

17.0 Conclusion

The proposed extension has been designed to be subservient to the main dwelling in terms of its modest scale and resulting height lower than the main dwelling roof, position and matching materials. Consequently, it is considered that the proposed extension would not cause harm to the significance of a designated Conservation Area. It is considered that the proposal would comply with Policies 24 and 27 of the Gillingham Neighbourhood Plan and Policies 5 and 24 of the North Dorset Local Plan.

The proposed development would have not have a significant adverse impact on the living conditions of occupiers of residential properties and would comply with Policy 25 of the North Dorset Local Plan.

18.0 RECOMMENDATION Grant, subject to conditions.

CONDITIONS:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).
2. The development hereby permitted shall be carried out strictly and only in accordance with the following approved drawings and details: GMA-155-03, GMA-155-02A forming the approved application.
Reason: For the avoidance of doubt and to clarify the permission.
3. No development hereby approved shall commence until samples of materials to be used in the construction and finish of extension hereby approved; shall be made available on site and retained in that location thereafter for the inspection and approval of the Local Planning Authority. Any such samples shall require approval to be obtained in writing from the Local Planning Authority and the development shall thereafter accord with the approved materials.
Reason: To safeguard the character of the locality.