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| Application Number: | P/HOU/2022/02773 | | |
| Webpage: | https://planning.dorsetcouncil.gov.uk/ | | |
| Site address: | Stonehouse, Wyke Road, Gillingham, Dorset, SP8 4NW | | |
| Proposal: | Erect extension | | |
| Applicant name: | Mrs Stephanie Pollard | | |
| Case Officer: | Colin Tebb | | |
| Ward Member(s): | Cllrs Pothecary, Walsh and Ridout | | |
| Publicity expiry date: | 26 October 2022 | Officer site visit date: | |
| Decision due date: | 22 nd November 2022 | Ext(s) of time: | 2 nd December 2022 |

1.0 Reason application is going to committee

1.1 Town Council objection, and Member call-in.

2.0 Summary of recommendation:

2.1 GRANT permission subject to conditions outlined at the end of this report.

3.0 Reason for the recommendation:

- The site falls within the settlement boundary of Gillingham, where new residential development and extensions may be permitted;
- Following the receipt of amended plans, which are of a subordinate design and better reflect the materials of the existing property;
- The proposal would not conflict with the recently Adopted Gillingham Neighbourhood Plan;
- There is not considered to be any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application

4.0 Key planning issues

| Issue | Conclusion |
|--------------------------|---|
| Principle of development | The property falls within the settlement of Gillingham, and this application (as amended) |

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| | seeks a subordinate extension, in accordance with planning policy. |
| Scale, design, impact on character and appearance | Amended plans were requested, and consequently the extension would now be set down – subordinate to the existing house, located to the rear of the property and also now in matching materials. |
| Impact on amenity | The extension would be set back within the recess of this L-Shape property. |
| Impact on landscape or heritage assets | Although this building is within a Conservation Area, it is considered that the proposed development will not cause harm to the significance of the designated and non – designated heritage assets. |
| Economic benefits | Employment opportunities whilst development being undertaken, and residents continuing to contribute to the local economy. |
| Access and Parking | Adequate turning and parking provision is provided. |
| EIA (if relevant) | NA |

5.0 Description of Site

- 5.1 The Stone House is located within Wyke, a residential area on the western side of Gillingham, and it fronts Wyke Road – the B3081 when exiting Gillingham, just beyond (west) are a few more residential dwellings, beyond which is open countryside. Either side of the Stone House are further detached properties, with a newer house to the west set further back than The Stone House, and the property immediately to the east with a large side garden between it and The Stone House.
- 5.2 The Stone House also has a driveway separating it from the property to the east, leading to a parking area to the rear. In addition, the property has a rear two storey wing, creating an L-Shape property.

6.0 Description of Development

- 6.1 A two storey extension is being sought within the recessed area to the rear of the property, alongside the two storey rear ‘wing’ and therefore positioned within the recessed area of the main house, and largely screened from Wyke Road. Original plans included a much more contemporary design flat roof extension also with horizontal vertical boarding to the walls, and large glazed apertures. The Applicant clarified that the extension is mainly being sought; *“to allow our youngest daughter to have a decent sized room for her approaching teenage years.”* and therefore provide a degree of independence with a separate entrance.

6.2 Amended plans now propose a more traditional pitched slate roof and stone walls to the extension now, to reflect and match the existing property. The more contemporary apertures are still proposed, but on a slightly smaller scale.

7.0 Relevant Planning History

7.1 2/1990/0997 - Decision: GRA - Decision Date: 01/02/1991

Form room in roof space

P/HOU/2021/01721 - Decision: WIT - Decision Date: 10/12/2021

Loft Conversion with Front and Rear Dormers.

8.0 List of Constraints

8.1 Grade: II Listed Building: BREWERY HOUSE AND FRONT FENCE List Entry: 1110308.0;

Wyke Conservation Area

North Dorset Local Plan Part 1 (2011-2031); Adopted; Settlement Boundary (inside); Policy 2, 17 & 21; Gillingham

North Dorset District-Wide Local Plan (1994-2011); Saved Policies; Area of Local Character; GH3;

Neighbourhood Plan - Made; Gillingham NP; Status Adopted 27/07/2018;

Areas Susceptible to Groundwater Flooding; Superficial Deposits Flooding; < 25%;

Site of Special Scientific Interest (SSSI) impact risk zone;

Within the Gillingham Conservation Area (statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990)

9.0 Consultations

9.1 All consultee responses can be viewed in full on the website.

Consultees

1. Gillingham Town Council- Object

“At the planning meeting on Monday 24th October 2022, Gillingham Town Council agreed and resolved to recommend refusal of amended Planning Application P/HOU/2022/02773 as the amended proposal does not address the previous objections submitted by Gillingham Town Council.

Stonehouse is situated within the Wyke Conservation Area and is locally listed as a non-designated heritage asset.

The design of the proposed extension does not improve or enhance the building and is out of character with Stonehouse; therefore, the application is contrary to

Policy 27 of the Gillingham Neighbourhood Plan and Policy 5 of the North Dorset Local Plan.”

- 2. DC - Conservation Officers;** provided initial objection in respect of the original plans, and then following a formal re-consultation commented further, including the following comments:

“Whilst the design has been changed and the use of masonry cladding is more sympathetic with the non-designated heritage asset and surrounding conservation area, the pitch roof lantern is incongruous with the style of the existing building. This would have a detrimental impact on the character of the non-designated heritage asset. The extension would be visible from the main road and as it does not function well with either the building or the surrounding, the proposal would have a detrimental impact on the character of the conservation area...

...Considering the previous and above comments, the proposal would lead to harm to the significance of the non-designated heritage asset and to the character and distinctiveness of the conservation area. This harm would be less than substantial; however, no overriding public benefit to justify this harm can be seen, as required under paragraph 202 of the NPPF, and therefore cannot be supported.”

Representations received

None

10.0 Relevant Policies: Adopted North Dorset Local Plan:

10.1 The following policies are considered to be relevant to this proposal:

- Policy 1 - Presumption in Favour of Sustainable Development
- Policy 4 - The Natural Environment
- Policy 5 - The Historic Environment
- Policy 20 - The Countryside
- Policy 23 - Parking
- Policy 24 - Design
- Policy 25 - Amenity
- Policy 28 - Existing Dwellings in the Countryside

Neighbourhood Plan - Made; Gillingham NP; Status made 27/07/2018;

Policy 27. Protection of locally important heritage assets:

Support will be given wherever practicable to the protection and enhancement of the locally listed buildings and other local heritage assets shown in Figures 13.2 to 13.12 and set out in the associated tables below. Where historic/locally important buildings and features are within the same site as a development proposal, their repair (if needed) and retention should be secured.

Material Planning Considerations

The National Planning Policy Framework 2021

11.0 Human rights

11.1 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.

12.0 Public Sector Equalities Duty

12.1 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 Public Sector Equalities Duty.

The proposed extension would provide an accessible entrance to the dwelling. The proposal is not considered to directly impact on persons with protected characteristics.

13.0 Financial benefits

| What | Amount / value |
|-------------------------------------|--|
| Material Considerations | |
| Proposed two storey extension | Continued contribution of occupants to local businesses & services |
| | Support local construction sector |
| Non Material Considerations | |
| Increased Council Tax Contributions | As per local charging rate |

14.0 Environmental Implications

14.1 Clearly, in creating this new residential extension, it must meet current and emerging Building Regulations standards, which continue to be upgraded to require new developments to meet more onerous sustainable standards and techniques.

15.0 Planning Assessment

Principle of development

15.1 The site falls within the settlement boundary of Gillingham, where new development, including extensions may be permitted. The extended dwelling is located in a sustainable location, on the outskirts of Gillingham and therefore relatively close to retail, employment, leisure and other uses. This is entirely in accordance with the broader NPPF objectives, and the more local Adopted North Dorset Local Plan Part 1, as well as the recently made Gillingham Neighbourhood Plan.

Scale, Design, Impact on Character and Appearance

15.2 Whilst recognising the Town Council's comments, and those of the Conservation Officer, it is considered that the amended plans would better reflect the style and materials of the original property. This would be achieved by using more traditional stone walls to correspond to the existing house, and a matching pitched slate roof now, which would be subordinate – lower than the main ridge of the property, with matching angle of pitch too. This compares favourably to the vertical timber cladding and flat roof extension originally proposed.

15.3 On the question of design, the Gillingham Neighbourhood Plan, July 2018 states:

“New development should be of a high design quality and respect the qualities and character of nearby buildings and the area (and key buildings) in which it is situated. In general new development should not exceed the height or massing of existing buildings in the immediate locality, with local variation where possible relating to the building's role and function.

Any new development should provide a positive face onto (and primary entrances visible from) the road (or both roads in the case of corner plots), in a style in keeping with the character of the local area. Blank elevations facing the street or public realm are to be avoided.”

15.4 In this case, the extension is to the rear of the property. It would be barely visible from the public realm – and consequently, will have little or no impact upon the broader Gillingham Conservation Area. The Town Council and the Conservation Officer have maintained their concerns in relation to the impact of the amended proposals on the non-designated heritage asset and the broader conservation area. The judgement required in this case is whether the proposed development will cause harm to the

significance of non-designated and designated heritage assets. If there is harm to designated assets, then significant weight must be afforded and there should be public benefits that outweighs the harm. Public interest is only engaged where there is harm to a designated heritage asset. For a non-designated heritage asset - the house itself, the decision maker must balance the scale of harm or loss against the significance of the heritage asset - see para 203 NPPF.

- 15.5 Officers consider, for the reasons highlighted above, that the proposals, as amended and in particular its impact upon the quality of the designated heritage asset – Conservation Area, would result in no harm. The extension has been fundamentally altered with a corresponding pitched slate roof (with the same angle of pitch), and now importantly matching stonework.
- 15.6 The only real contemporary element that remains are the full height – narrow apertures, which would not make the extension appear as a distinctly different design to the ‘host’ dwelling. Officers consider that the modest extension would not harm the significance of the host asset, which is identified as locally listed in the Gillingham Neighbourhood Plan, and is a non-designated heritage asset.
- 15.7 To ensure satisfactory details, it is recommended that a condition be imposed requiring a sample panel of stone-work be built on site, and a requirement for the approval of the slate and window frames.

The proposal is considered to be in accordance with the objectives of local plan policy 5, and also the Gillingham Neighbourhood Plan, policy 27, as set out above. This is because the proposal would be subordinate to the main ridge, and largely screened from the public street frontage. The proposal would also use matching stonework and slate roof, and as such, it would not appear as a discordant feature in the street scene, or harm the character of the non-designated asset.

Impact on amenity

- 15.8 The Stone House is set well away from the existing properties either side, and therefore there is a good degree of spaciousness around and between the dwellings. Indeed, the extension would be completely screened from the property to the west, and also some considerable distance from the property to the east too, with a driveway/parking area serving The Stone House, and a fence and beyond this the side garden of the neighbouring property, which is in the region of 7 metres wide. The newer close of dwellings in Milford Court are also some distance away and would not be adversely affected by this proposal either.
- 15.9 Therefore, there would an acceptable inter-relationship between the extension and the various built forms in the area, without either overbearing or overlooking neighbour’s

gardens. This is reflected in the lack of objections. The proposal would comply with policy 25 of the local plan.

Highways and parking:

15.10 There would be no adverse impact upon highway or pedestrian safety, with the existing parking and turning area remaining for use, which would enable vehicles to enter and leave in a forward gear.

Other matters:

15.11 A biodiversity certificate of approval has been issued. A condition is recommended below requiring compliance with the Biodiversity Plan.

16.0 Balance and Conclusion

16.1 The comments from Gillingham Town Council and the Conservation Officer are acknowledged, however, the proposed amendments which have been made would better reflect the style (subordinate – matching angle of pitched roof) and materials (stone and slate) of The Stone House, by comparison to the original flat roof, timber boarded design.

16.2 The extension is located to the rear of the property, within a recessed area of the dwelling. It would largely be screened from public views, and would not cause harm to the wider Gillingham Conservation Area – a designated heritage asset. Furthermore, the modest extension would not harm the significance of the host asset, which is non-designated.

16.3 As such, in its amended form, it is considered the proposal would not conflict with the objectives of the North Dorset Local Plan, Part 1, as well as the made Gillingham Neighbourhood Plan. The scheme is now of an acceptable overall scale, height, depth and would use sympathetic materials and detailing, which would not detract from the street-scene.

16.4 The proposal would not result in any adverse impact upon highway safety. There would be no harm to neighbouring residential amenity.

Recommendation: Grant subject to the following 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 in accordance with the following approved plans:

Combined A1 Drawing Revision C, dated 9th October 2022.

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

3. Prior to development above damp proof course level, details and samples of all external facing materials for the wall(s) and roof(s) shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

Reason: To ensure a satisfactory visual appearance of the development.

4. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan or Landscape Ecological Management Plan (LEMP) certified by the Dorset Council Natural Environment Team on 5th September 2022 must be strictly adhered to during the carrying out of the development. The development hereby approved must not be first brought into use unless and until:

i) the mitigation, compensation and enhancement/net gain measures detailed in the approved biodiversity plan or LEMP have been completed in full, unless any modifications to the approved Biodiversity Plan or LEMP as a result of the requirements of a European Protected Species Licence have first been submitted to and agreed in writing by the Local Planning Authority, and
ii) evidence of compliance in accordance with section J of the approved Biodiversity Plan/the LEMP has been supplied to the Local Planning Authority.

Thereafter the approved mitigation, compensation and enhancement/net gain measures must be permanently maintained and retained in accordance with the approved details.

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

5. Prior to development above damp proof course level, a sample panel of the proposed external facing material(s) measuring at least 1 metre by 2 metres, demonstrating the proposed coursing, mortar mix and pointing detail, shall be erected on site, and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with details of the sample panel as have been agreed and the sample panel shall remain on site until the external walls have been constructed to eaves height.

Reason: To ensure a satisfactory visual appearance of the development.

6. Prior to the installation of joinery, detailed drawings (at a scale of 1:5, 1:10 or 1:20 as appropriate) showing the design, materials, external finish and construction specifications of all external windows and doors shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be completed in accordance with the approved details.

Reason: To safeguard the character of the locality and in the interests of the appearance of the development.

Informative Notes:

1. Informative: National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The application was acceptable, once amended plans were received, and no further assistance was required.