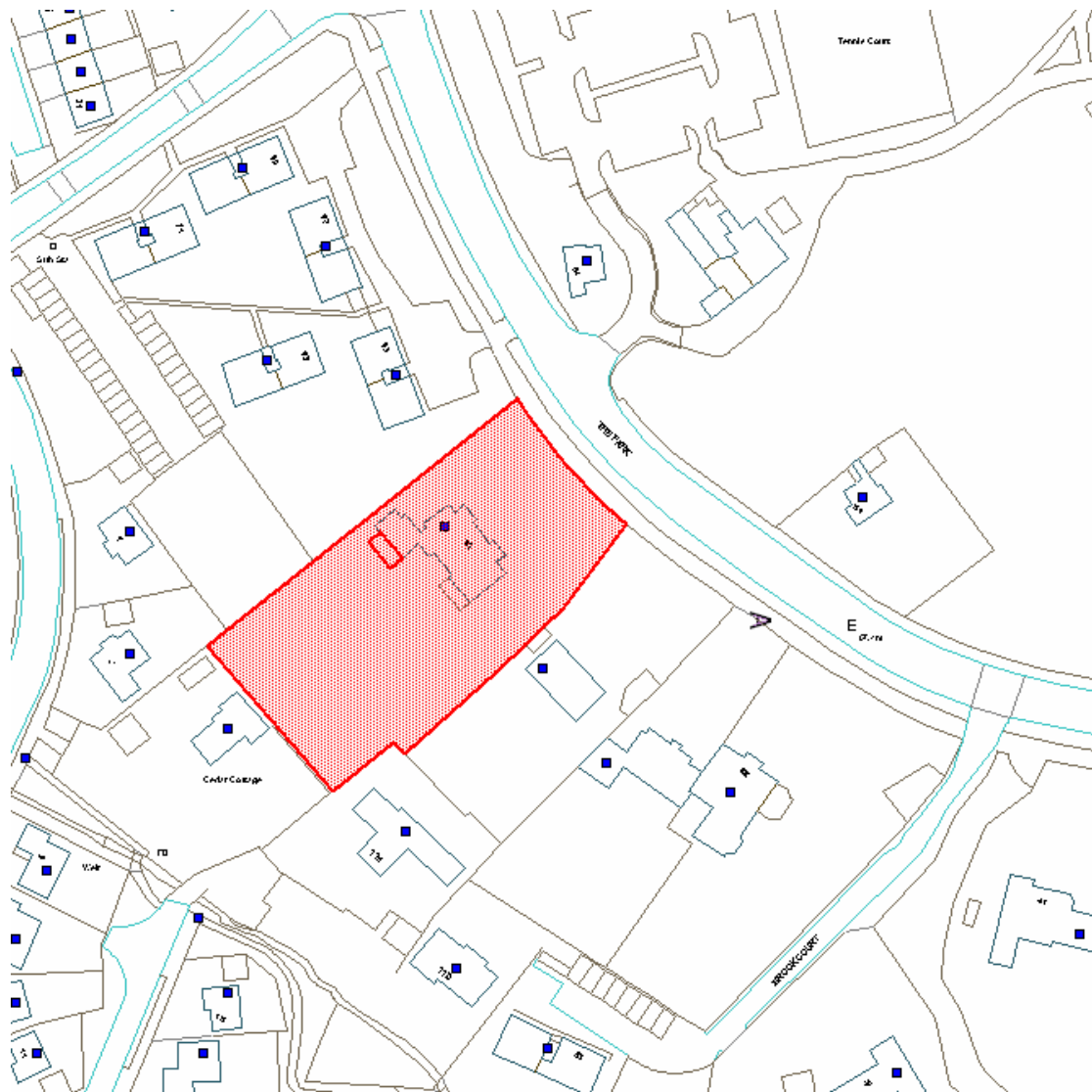


APPLICATION NO: 13/00936/FUL & 13/00936/LBC		OFFICER: Mr Ian Crohill
DATE REGISTERED: 25th June 2013		DATE OF EXPIRY: 20th August 2013
WARD: Park		PARISH: None
APPLICANT:	Mr & Mrs M Blanchfield	
AGENT:	Mrs Diana Jones	
LOCATION:	Chalfont House, 61 The Park, Cheltenham	
PROPOSAL:	Proposed extension of existing single storey rear kitchen extension (Alternative Scheme to that proposed under application 13/00934/FUL and 13/00934/LBC)	

RECOMMENDATION: Refuse



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The applications relate to a proposed extension to an existing single storey rear kitchen extension constructed relatively recently. The report relates to both the application for planning permission and the application for listed building consent submitted. In addition to these applications, the applicant has submitted a further pair of applications relating to an alternative form of extension which is marginally smaller in size. Those applications are to be considered under reference 13/00934/FUL and 13/00934/LBC and have preceded this report within the committee schedule.
- 1.2 The extension proposed in applications 13/00936/FUL and LBC is larger than that considered in the previous applications. Whilst that proposed under 13/00934/FUL and LBC was no wider than the existing extension the extension in the current applications has now increased in size to include an area 1.5m x 5.5m added to the side. That area had previously been used as an external seating area.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints

Conservation Area
Listed Buildings Grade 2

Relevant Planning History

81/01043/PF 3rd March 1981 PER

Replacement of unsound entrance to portico

90/01011/PF 22nd November 1990 REF

Erection Of Single Storey Detached Double Garage

90/01134/LA 13th December 1990 REF

Demolition Of Existing Garden Wall

03/00754/FUL 13th March 2006 PER

Part demolition of lean to shed to existing listed building to allow access to site and construction of proposed new dwelling

03/00755/LBC 30th June 2003 GRANT

Demolition of lean to shed to listed building to allow access to and construction of 1 no. dwelling (renewal of LBC ref 03/00755/LBC)

08/00630/LBC 19th June 2008 GRANT

Demolition of lean-to shed and part demolition of conservatory to allow access to a construction of single dwelling

08/01543/LBC 24th December 2008 GRANT

Refurbishment and minor internal alterations

08/01657/FUL 25th March 2009 PER

Erection of a single storey rear extension following removal of existing sun room

08/01658/LBC 25th March 2009 GRANT

Erection of a single storey rear extension following removal of existing sun room

10/00714/FUL 1st July 2010 PER

Erection of gates, gate piers and railings

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

BE 9 Alteration of listed buildings

Supplementary Planning Guidance/Documents

Central conservation area

National Guidance

National Planning Policy Framework

Other

Planning (Listed Buildings o& Conservation Areas) Act 1990

4. CONSULTATIONS

Heritage and Conservation

21st August 2013

Further to pre-application site visit and application information.

Analysis of Site

This house is an important part of the street scene however the proposed works are to the rear of the building.

Historic analysis of the site

This house is a detached villa which dates from 1833-50, with considerable alteration to some of the ground floor rooms in the mid 20thc century.

Comments:

1. This is a large detached property set in large grounds. It appears to have been owned by the same people for a number of years. From investigating the planning history on the site, the current owners (ie Mr & Mrs Blanchfield) applied for planning permission and listed building consent (applications 08/01657/FUL, 08/01658/LBC) for the current existing ground floor kitchen extension. This extension was approved on 25th March 2009. These approved drawings show an extension with a building footprint of 5m long and 5.5m wide and this approved extension replaced a poor quality conservatory with a building footprint of 2.5m long and 6.9m wide. The approved extension was to be roofed with a copper roof.
2. However the extension which was constructed was not built in accordance with the approved drawings. Instead of being built with a footprint of 5m long x 5.5m wide, it has been built 6.4m long x 5.7m wide, and it does not have a copper roof but has a ply membrane roof. In addition no information has been submitted to discharge either the planning or listed building consent conditions, and these conditions remain un-discharged. The principle that the applicants have built an extension without being in accordance with the approved planning permission or listed building consent drawings is of concern, and is potentially a criminal offence.
3. However not withstanding my concerns about the planning history of this site, the proposed extension is now being proposed with a footprint of 8.5m long x 7m wide (at its widest point). It is noted that this application for an increased sized extension does not result in any loss of historic fabric but neither is there any heritage gain for

the historic building. However the extension is now of such a length and width and significantly projects from the main rear elevation that it is:

- a. visually challenging to the side elevation of the main historic house;
 - b. of a size, form and mass that is visually challenging to the main historic house from the rear of the site and is not subservient to the main house;
 - c. of a size, form, mass and that its contrasting architectural style will become visually challenging to the classical proportions and classical architecture of the main historic house;
 - d. proportionally poor on all three sides, but is especially poor when viewed from the south-west;
 - e. creating a proposed footprint which is a non-historic and alien plan form to the overall building footprint, and the modern extension footprint (both the proposed increase in size and the extension as built) is approximately half the size of the footprint of the historic building;
 - f. adversely affecting the setting of the historic building.
4. Therefore in my opinion this proposed extension does not preserve the listed building or its setting, and is considered to be harmful. Although I consider this harm to be less than substantial, the proposals do not provide any public benefits to the proposals. Under the NPPF it is possible to consider the less than substantial harm against the gain of any public benefits. However with this application it is not possible to make that judgement, because there are no public benefits. In addition the NPPF requires clear and convincing justifications for the impact of a proposed development on a listed building. From the submitted Design and Access Statement the justification given by the applications is because the current extension fails due to its size to function as a kitchen and family room, restricting informal family meals and children's messy activities. Also the proposed extension has now increased in size to include an area which had previously been used as an ineffective external seating area. I do not consider such justifications to be sufficiently convincing or robust to outweigh the proposed harm to the listed building.

CONCLUSION

The applications should be refused for the following reason:

“Chalfont House is a grade II listed building of architectural and historic importance. The proposed alterations and extension, by virtue of the size, footprint, form, mass, proportions, and visual impact of the extension would harm the character, appearance and setting of the listed building. Accordingly, the proposals are contrary to sections 16(2) and of the Planning (Listed Buildings & Conservation Areas) Act 1990, national policy set out in the NPPF and policies BE9 and CP7 of the Adopted Cheltenham Borough Local plan. “

5. PUBLICITY AND REPRESENTATIONS

- 5.1 A total of 10 letters were sent out to neighbouring occupiers informing them of the receipt of the applications. In addition the application was advertised in accordance with normal Conservation Area/Listed Building practice.
- 5.2 No letters of representation have been received.

6. OFFICER COMMENTS

6.1 Clearly the same considerations highlighted in respect of application 13/00934/FUL and LBC are also relevant to the scheme the subject of the current applications. Members' attention is drawn to the Officer Comments and conclusions as they appeared in the report on those applications.

6.1.1 The Conservation Officer concluded in respect of the previous scheme that, in terms of the impact that the proposed extension would have upon the historic fabric and character of this grade II listed building, the extension would :

- i. be visually challenging to the side elevation of the main historic house
- ii. be of a size, form and mass that is visually challenging to the main historic house from the rear of the site and is not subservient to the main house
- iii. by virtue of the size, form and mass of an extension of such contrasting architectural style become visually challenging to the classical proportions and classical architecture of the main historic house
- iv. be proportionally poor, especially the side elevations of the new extension
- v. create a proposed footprint which is a non-historic and alien plan form to the overall building footprint
- vi. adversely affect the setting of the historic building

6.1.2 The alternative proposal, by incorporating an increase in footprint and thus a consequent increase in bulk and mass, clearly fails to address the issues raised by the Conservation Officer. Indeed, the issues she has identified are in fact compounded by the increase in size. It follows, therefore, that the recommendation should again be to refuse both planning permission and listed building consent.

7. REFUSAL REASON

- 1 Chalfont House is a grade II listed building of architectural and historic importance. The proposed alterations and extension, by virtue of the size, footprint, form, mass, proportions, and visual impact of the extension would harm the character, appearance and setting of the listed building. Accordingly, the proposals are contrary to sections 16(2) and of the Planning (Listed Buildings & Conservation Areas) Act 1990, national policy set out in the NPPF and policies BE9 and CP7 of the Adopted Cheltenham Borough Local plan.