

## **Planning Application 17/03634/FUL : Rose Cottage**

### **PURPOSE OF REPORT**

1. To consider the most recent planning application (17/03634/FUL) for Rose Cottage, Summer Down Lane, Hannington, RG26 5TX which proposes the "Erection of a three bed dwelling with garage and store using existing access. Addition of first floor involving 2 no. dormer windows to the front elevation and front and rear roof lights."

### **BACKGROUND**

**Planning application 15/01329/FUL for the "Erection of a three bedroom dwelling with garage on land adjacent to Rose Cottage using the existing access"** was submitted to BDBC on 29<sup>th</sup> April 2015.

2. The Parish Council considered the application at its meeting in May 2015 and reached the following **DECISION**

*"Hannington Parish Council would like to register their objections to the proposed development of the site adjacent to Rose Cottage on the following grounds:*

1. *The proposed building is too large for the site and when taken with the existing buildings that comprise Rose Cottage are an over-development of a sensitive site adjacent to the village green.*
2. *A two-storey development in this location will significantly alter the current rural streetscene which surrounds the village green.*
3. *An air source heat pump (ASHP) adjacent to Ibworth Lane, a road used by many walkers and horse riders, is considered inappropriate.*

*The Parish Council may have a different view if a smaller single storey property were considered for this site and if the ASHP were relocated away from the boundaries of the property."*

3. BDBC decision dated 15<sup>th</sup> June 2015 was to refuse the Planning Application. An extract of their reason for refusal is reproduced below...

1. The proposed development would as a result of its location, size and massing represent an overdevelopment of the site which would adversely impact on the visual amenities and character of the area, which lies within the North Wessex Downs Area of Outstanding Natural Beauty and in a sensitive location within the village of Hannington and the Conservation Area. The proposal would fail to reflect the local and traditional pattern of development and adversely impact on views towards Rose Cottage and the views afforded between the existing buildings and the character and visual amenities of The Green and Ibworth Lane. In addition the proposed development would not sufficiently integrate with the existing architectural grain of the area and therefore would have a negative, rather than neutral, impact upon the host building and this area of the streetscene. As such, the proposals would cause harm to the visual amenities and character of the area; the North Wessex Downs Area of Outstanding Natural Beauty; the setting of a group of non-designated heritage assets and would fail to have special regard for the character and appearance of the Conservation Area. The proposal would therefore be contrary to Saved

**Planning Application 15/02902/FUL for the "Erection of two bedroom dwelling with garage and store on land adjacent to Rose Cottage using existing access."... submitted August 2015**

4. Extracts of the key submission by the applicant's agent on the new proposal are reproduced below...

The document contains site evaluation details including information on the context and constraints and opportunities that exist. The evaluation draws upon site appraisal and research locally, together with informal discussions on a way forward for the proposal, following a planning refusal 15/01329/FUL. There were two reasons for refusal. One related to size and massing representing an overdevelopment of the site and the second was a sub-standard sight visibility splay. Both of these reasons have now been addressed with the drastic reduction of the dwelling both in floor area, in height and the positioning of a suitable visibility splay as discussed with the Highways Officer.

The site is part of the land at Rose Cottage, fronting the Green at Hannington. The proposed site is defined by being separated from Rose Cottage by the driveway and high hedging, but forms part of the garden, laid out to grass, fruit trees and shrubs. The frontage to the site has a boundary hedge of 3 metres in height, which returns around the site and along the Ibworth Lane. The frontage hedge will be retained in part and a new hedge planted to conform to the visibility splay as shown on the drawings.

It is the clients intentions to live in the proposed new dwelling if approval is given and to make available the large four bedroomed dwelling known as Rose Cottage with barn, for a family to move into the village, helping to maintain village life, sustainability, schooling and activities.

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Given the siting of the proposed dwelling, behind high hedging and contained boundaries, the setting would be unaffected. The ridge height is set below both Rose Cottage and any other neighbouring property both on The Green and in Ibworth Lane. A solid landscape screen would be retained and proposed all around the site. This is clearly indicated on the proposal drawings. There will be only glimpsed views of the proposed dwelling. The proposed dwelling has been designed to replicate features found on Rose Cottage and within the village of Hannington and the proposal would sit with a low ridgeline as shown in the street scene drawing.

7. The following is an extract from a BDBC Officer's report. This extract summarises the concerns raised by residents....

In response to the amended plans received on 23/10/2015 Five letters of objection have been received and are summarised as follow:

- Amendments show an increase in ridge height and a chimney, seems to be almost the same height as the original refused one.
- Impact on the sight line from the Village Green, and detract from the visual open space, countryside impression.
- Since this is an Area of Outstanding Natural Beauty and Conservation Area any further housing development should be refused around our Village Green.
- Development on this plot needs to be limited <sup>in</sup> size and height so that the hedge still obscures any development on the plot.
- Clearly <sup>the</sup> ~~new~~ roof has been raised <sup>and</sup> it is intended to later build into the roof.
- Request original proposal is kept to.
- The proposal shows a bungalow with a very high roof which allows for future upward expansion dominating The Green which is the centre of the village and is an Area of Outstanding Natural Beauty.
- If the roofline is lowered and a binding condition attached that the roofline is never raised and the existing hedge is not lowered that the proposal is almost acceptable.

8. The Parish Council decided at their meeting on Tuesday 8th September, that this latest planning application adequately addressed the three objections they had previously raised concerning planning application 15/01329/FUL, and therefore had **NO OBJECTIONS to 15/02902/FUL.**

9. BDBC approved the 'amended - two bedroom' planning application 14 January 2016.

### **Alleged breach of planning control re 15/02902/FUL**

10. As Clerk, I submitted the following to BDBC planning: Details of alleged breach of planning control.

"I am the Clerk to Hannington Parish Council. I have received a complaint from a Parish Councillor on behalf of residents that the ridge height of the new development [15/12902/FUL] is HIGHER than the adjoining property. The ridge height of the planning application was of major concern.

#### Various Quotes

: Hannington Parish Council: - comments received to amended plans as follows:

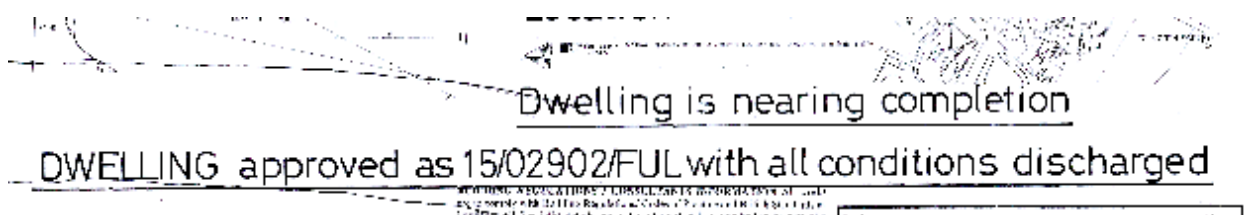
*"The Parish Council had concerns about the proposed change to the roof line. The meeting was informed by Geoff Poynter-Smith, the owner of Rose Cottage, that the change so that the proposed roof line would match that of Rose Cottage, had been requested by officers from BDBC Planning Department. The meeting was informed by Cllr Sherlock that the planning application was being referred to Planning Cttee for approval as there had been more than six objections during the process?"*

*"Whilst more appropriate than that previously refused the new proposal regrettably shows a roof line that is only marginally lower than Rose Cottage."*

**Planning Application 17/03634/FUL Erection of a three bed dwelling with garage and store using existing access. Addition of first floor involving 2 no. dormer windows to the front elevation and front and rear rooflights.**

11. Please see the following extracts from the various documents supporting the latest planning application. These are taken from the BDBC planning website.

The dwelling as approved under 15/02902/FUL is substantially complete and following the submission of an application on the other side of Hannington Green for dormer windows under 17/02871/HSE that was approved, together with the available loft-space in the constructed dwelling of 15/02902/FUL, this application is being made for the two dormer windows and three conservation roof-lights.



Rose Cottage, the adjacent dwelling to the building nearing completion, is a four bedroomed property with dormer windows with a large barn building to the rear and will be retaining good garden proportions and turning facilities within its own curtilage.

It is the dormer windows of Rose Cottage that will be replicated in the new dwelling.

12. The only reference I could find to the change from a two bedroom house to a three-bedroom house, apart from in the formal 'Proposal' was the following paragraph in the 'Planning, Design and Access Statement'... see below...

- To secure a design that caters for a total planned package giving a well planned dwelling, and allowing the designed spaces to assist the occupiers through old age to be able to remain in the property by the use of the ground floor facilities, all as the recent Government circular indicates, in caring for a more elderly population and to allow the use of the loft space for a caring facility if the need ever arose.

13. The 'proposal' within the planning application has been summarized in the documentation as:-

The dormer windows for the new dwelling have been designed to replicate the features of Rose Cottage and within other properties in the village of Hannington. The conservation roof-lights, two of which will be positioned at the rear of the property, are to be set at a minimum of 1500mm off of the floor level. This will ensure that there is NO overlooking of neighbouring properties.

Following the considerations of relevant guidance and site analysis and the access requirements a clear concept emerged. Particular design principles to the site included:

- To make good use of the loft space and allowable permitted development when the dwelling is shortly to be habitable, so that there would be no need for any further extension to the property.
- To replicate the dormer construction of Rose Cottage, that is adjacent to the new dwelling.

14. From the photographs submitted as part of the latest planning application, which states the 'dwelling is nearing completion' there is no visual sign of a chimney, though this was clearly shown in the plan drawings. I do not know what significance, if any, this has on the planning application to change the development from a two to a three bedroomed house.

### **Status of the Planning Application 17/03634/FUL.**

15. Based on advice given to me from a BDBC Planning Officer, with regards another current planning application that is elsewhere on the agenda, the Parish Council should consider this Planning Application as a new Application that stands or falls on its own merits. Consideration could and should be given to the decisions and conclusions reached on prior related planning applications, but the decision for 17/03634/FUL can take into account new and relevant arguments both for and against.

16. Therefore, if there are concerns or supportive arguments from previous related applications it must NOT be presumed that these will automatically be referred to and taken into account by the planning authority for THIS 'new' planning application. If they are considered to still be relevant, they should be notified to the planning authority, **again**.

Chris Pottinger,  
Clerk, Hannington Parish Council  
18<sup>th</sup> November 2017