STATEMENT

IN CONNECTION WITH TWO STOREY EXTENSION TO NORTH ELEVATION TO PROVIDE ADDITIONAL ACCOMMODATION, TOGETHER WITH INTERNAL ALTERATIONS AT 2 WEST END COTTAGE, BARFORD ST MARTIN, SALISBURY, WILTS SP3 4AW FOR MR MARSHALL

The Property

No. 2 West End Cottage is a semi-detached property on the north side of the B.3089 approximately 2 km west from the centre of Barford St Martin.

The property appears on the 1844 – 1888 OS Extracts as a continuous terrace with its neighbour to the west, which has now been removed.

The property was possibly single storey or room in the roof, which has in the past had the first floor constructed and now provides a sitting room and kitchen with bathroom on the ground floor, bedroom on the first floor.

The lean-to roof is covered in corrugated sheeting, the main roof is plain tile, with the rear elevations rendered.

There is a small area of land to the south of the dwelling, up to the B.3089 used as a patio, but the applicant also owns the land to the east as outlined on the application plan.

To the north are allotments, to the south over the road is open land, through which the River Nadder runs.

The Proposal

The kitchen is set above the living room and with a narrow path to a retaining wall supporting the higher ground to the rear. Steps from the narrow path lead up to a higher level and it can be judged that the allotment level is roughly at first floor level, therefore the impact of the proposal from when viewed from the north, will have minimal effect.

The desire is to extend the kitchen out to the existing retaining wall, increasing the kitchen/breakfast space facility, retaining the bedroom on the first floor and constructing a new bedroom over the existing kitchen and its extension, with a w.c. facility only on the first floor.

With the benefit of reviewing the previous application file, it was considered the proposals as presented at that time were not in keeping, therefore the revised proposal suggests the ridge on the roof of the rear extension runs parallel to the ridge on the main building, causing a valley between the two roofs. This is not an uncommon solution and considered to be sympathetic to the applicant's property and adjacent properties.

The first floor extension, although timber framed will be rendered to match the existing building. This will be extended to ground level.

The depth of the first floor has been reduced, taking into account comments on the previous application file and this has permitted the facility for a short sloping roof to give natural light by roof lights into the kitchen area. However, due to the size of the roof area it is suggested that slate is a preferred solution.

Planning

No. 2 West End Cottage is a small unit of accommodation suitable as a starter home or those requiring minimal space internally and externally.

By achieving the small extension on the ground floor, it will provide better opportunity and facilities for the kitchen and with an additional bedroom on the first floor, the dwelling becomes more acceptable.

Attention has been drawn in the Refusal to Core Policy 57 of the Wiltshire Core Strategy, Adopted 2015 which requires High Quality Design and Place Shaping.

It is considered the proposals now presented adequately comply with the Guideline and this is followed through to Objective 21 of the Council's Design Guidance 'Creating Places'.

Containment of South Patio

Consideration has been given to the containment of the front patio for the purposes of safety, due to the fact that there is no pavement passing the front of the property.

It is proposed that the fencing can be erected under Permitted Development Rights in the Town and Country Planning (General Permitted Development) (England) Order 2015, Part 2 – Minor Operations, Class A, subject to the fence not exceeding 1 metre above ground level.

It is proposed the fence will be in simple form of vertical round bars at minimum 100 mm centres, with plain top rail with access gate on pathway opening into the patio area.

Photographs

1. From allotment showing north elevation.

2. From B.3089 showing south elevation.

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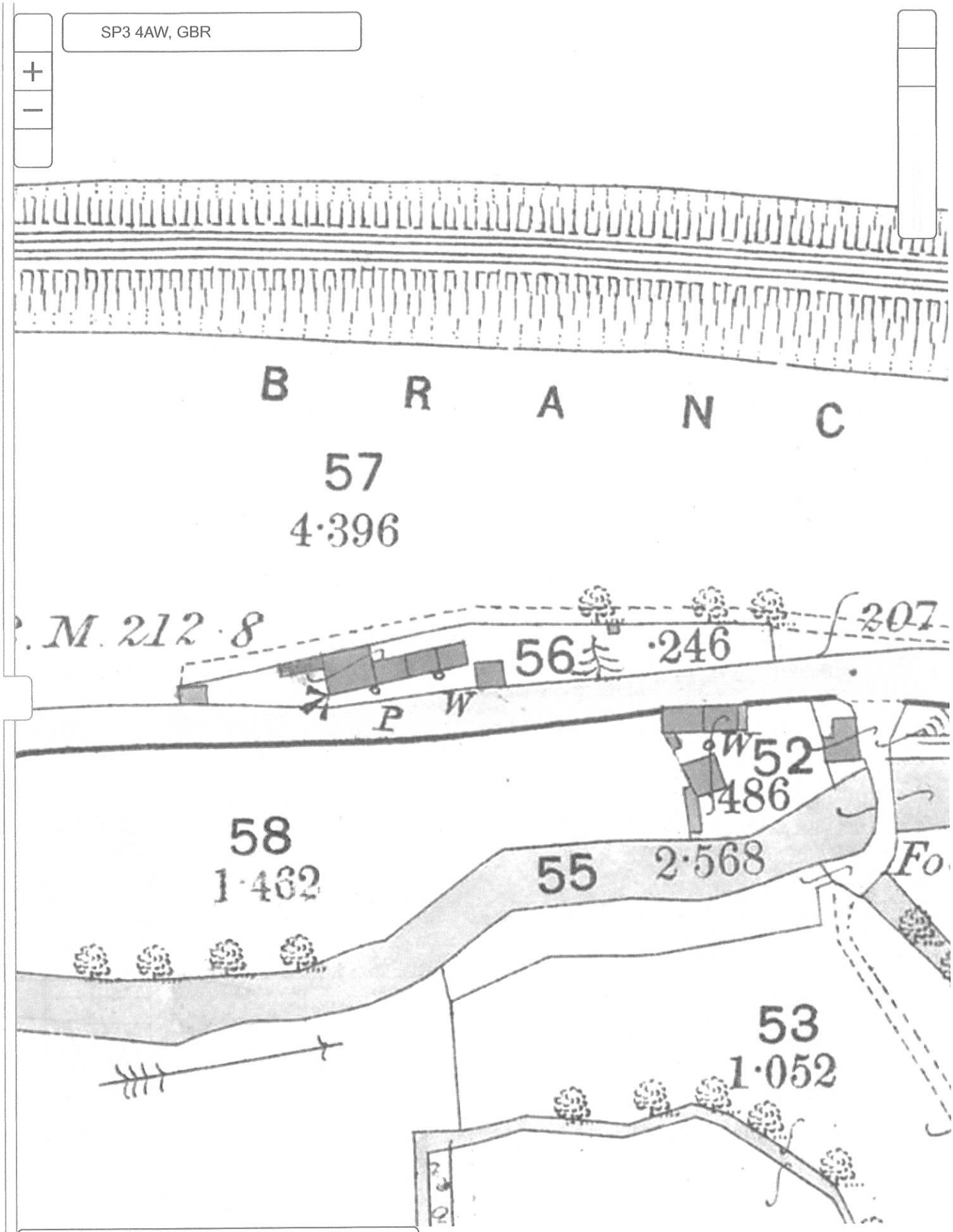

Know Your Place 0 15 30m
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