



REFERENCE NO	PARISH/WARD	DATE RECEIVED
19/00498/APP	WHITCHURCH The Local Member(s) for this area is/are: -	13/02/19
REPLACEMENT OF AN EXISTING SINGLE STOREY SIDE EXTENSION WITH A TWO STOREY EXTENSION AND THE ALTERATION TO THE EASTERN BOUNDARY WALL. 6 MARKET HILL HP22 4JB MR & MRS CULL	Councillor Mrs J Blake	
STREET ATLAS PAGE NO. 87		

**1.0 The Key Issues in determining this application are:-**

- a) Impact on appearance and character of the dwelling-house, street scene and wider area**
- b) Impact on the setting of the Whitchurch Conservation Area and nearby Listed Buildings**
- c) Impact on Residential Amenity**
- d) Impact on Highways & Parking**
- e) Other Matters**

1.1 The recommendation is that permission be **GRANTED**, subject to conditions

**Conclusion and recommendation**

1.2 The proposal is considered to be of a scale and form that respects the character and appearance of the existing dwelling and would not appear as overly prominent within the local area. The proposal would preserve the setting of the Whitchurch Conservation Area and the nearby Listed Buildings. In addition, the proposed extension would not impinge on the amenity of neighbouring dwellings in accordance in compliance with the Design Guide on Residential Extension and in accordance with policies GP8, GP9, GP35 and GP53 of

the AVDLP and the NPPF. Additionally, the proposal would satisfy the Council's SPG Parking Guidelines.

- 1.3 It is therefore recommended that the application be **APPROVED** subject to the following conditions:

**Conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The materials to be used in the development shall be as specified on the submitted application form. Please also see note on the back of this notice.
3. Notwithstanding the approved materials, no development shall take place above slab level until details of the proposed timber cladding to be used on the surfaces of the extension have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials. Please also see note no. 5 on the back of this notice.
4. No development shall commence until a sample panel for the proposed bricks and mortar has been constructed on site and approved in writing by the Local Planning Authority. The development shall thereafter take place only in accordance with the approved details. Please also see note no. 5 on the back of this notice.
5. No development shall commence until details of the Capping Brick to be used on the development has been submitted to and approved in writing by the Local Planning Authority. Please also see note no. 5 on the back of this notice.
6. The scheme for parking, garaging and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

**Reasons:**

1. To comply with Town and Country Planning Act and Section 51 of Planning and Compulsory Purchase Act.
2. To ensure a satisfactory appearance to the development and to comply with policy GP35 of Aylesbury Vale District Local Plan and the National Planning Policy Framework. This is required prior to the commencement of development given the small scale nature of the development.
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4. RE13 - To ensure that the proposed works can be affected without detriment to the special architectural and historic interest of the listed building and to comply with the National Planning Policy Framework.
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6. Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway and to comply with the National Planning Policy Framework.

## **WORKING WITH THE APPLICANT/AGENT**

In accordance with paragraphs 38 and 39 of the National Planning Policy Framework, Aylesbury Vale District Council (AVDC) takes a positive and proactive approach to development proposals and is focused on seeking solutions where possible and appropriate. AVDC works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions. In this case, the application was considered to be acceptable as submitted and no further assistance was required so it has therefore been dealt with without delay.

## **2.0 INTRODUCTION**

- 2.1 Whitchurch Parish Council raised material planning objections to the scheme and indicated that they wish to speak at committee. Whitchurch Parish Council raised objections relating to the height of the proposed extension having a significant impact and overshadowing the neighbouring dwelling. The Parish Council also raised concerns over the position of a new opening within the proposed extension which would overlook the neighbour more than it is at present.
- 2.2 The Local Member requested that the application be considered by the Committee. The comments received from the Local Member are appended to this report and a summary of their comments are provided below:
  - Concerns over the previous advice received from the AVDC Heritage Officer, in relation to the previous application on the site. Whilst it is noted that the current application has been amended from that submitted in 2017, however, it carried with it the same detrimental effects in respect of the adverse impact on the amenity of Quaker Barn.

- Concerns regarding the proposed extension causing damage to the historic boundary wall, including the foundations of the foundations of the neighbouring property
- Impacts on residential Amenity

2.3 It is considered that the proposed two storey side extension continues to respect the character and appearance of the existing dwelling and would not appear as overly prominent within the local area, or when viewed from the neighbouring dwelling. The proposed opening on the eastern elevation of the existing would not give rise to any direct overlooking into any habitable rooms within the residential dwelling located to the South East of the site. The proposed window on this elevation would be located 1.74m above finished floor level, and should views be achieved from this opening would face onto the driveway, an ancillary outbuilding and beyond this a section of the garden area of the neighbouring site. It is considered that due to the outlook from this window and the orientation of the dwelling the scheme would comply with the AVDC Design Guide on Residential Extensions and would accord with policies GP35, GP9 and GP8 and Aylesbury Vale District Local Plan.

### **3.0 SITE LOCATION AND DESCRIPTION**

- 3.1 The application site relates to a detached, two storey dwelling located on the northern side of Market Hill, Whitchurch. The dwelling is constructed of brick, painted white, and a tiled gable roof. The property is 'L' shaped in form and has previously been extended, in the form of a single storey side extension to the eastern side of the dwelling. This extension was built in the 1970s which provided a boot room, utility and cloakroom and forms part of the boundary wall along the eastern boundary of the site. The front elevation of the dwelling is characterised by a small front porch, with an area of soft landscaping to the front of the dwelling.
- 3.2 To the north of the host dwelling lays Oving Road which includes residential dwellings to the rear of the site and east of the site. To the west and south east of the site lays further residential dwellings along Market Hill.
- 3.3 The site benefits from a detached garage which is located to the western side of the site, set back from the highway by 12.8m. The site includes an area of hardstanding to the front of the detached garage, providing space for three vehicles.
- 3.4 The application site falls within the Stewkley Conservation Area and the Quainton-Wing Hills Area of Attractive Landscape. In addition, there are a number of listed buildings surrounding the site, located along Market Hill and Oving Road.

## **4.0 PROPOSAL**

- 4.1 This application seeks permission for the replacement of the existing single storey side extension with a two storey side extension and the alteration to the eastern boundary wall.
- 4.2 The proposed extension will be located to the eastern side of the dwelling. The existing extension will be removed, which is currently built into the boundary wall to the east of the site. There is a separate listed building consent application to cover these works (Ref 19/00499/ALB). The garden wall is proposed to be reinstated and restored to match the existing.
- 4.3 The proposed extension will project 4.3m from the side of the dwelling and 6.4m in depth. The extension will have an eaves height of 2.3m and a maximum height of 5.6m. The proposed extension has been set down from the ridge of the host dwelling by 2.3m.
- 4.4 The extension will be finished in materials to match the host dwelling and timber cladding, the extension will include openings on the southern, eastern and northern elevation.
- 4.5 The number of bedrooms will be increased as a result of the scheme, leading to a four bedroom dwelling.

## **5.0 RELEVANT PLANNING HISTORY**

- 5.1 78/02225/AV - ERECTION OF UTILITY ROOM AND ENCLOSURE OF PORCH AREAS – Approved
- 5.2 17/02281/APP - Removal of existing rear single storey extension and replacement with a two storey extension. – Withdrawn
- 5.3 19/00499/ALB - Removal of modern extension from garden boundary wall in the curtilage of neighbouring listed building and reinstatement and restoration of this section of the wall. – Pending Consideration

## **6.0 PARISH/TOWN COUNCIL COMMENTS**

- 6.1 Whitchurch Parish Council have objected to this application, as outlined below.
- 6.2 “The height of the building would have a significant impact and would overshadow the neighbouring property. The proposed position of the new window would overlook the neighbour more than is at present”.

## **7.0 CONSULTATION RESPONSES**

- 7.1 Buckingham and River Ouzel Drainage Board – No Comment

## **8.0 REPRESENTATIONS**

- 8.1 4 letters of representations have been received from the occupants of the neighbouring dwelling to the east of the site, Quaker Barn. As summarised below:

- The advice from the Heritage Officer is contrary to previous advice given for the application site, as dated 21<sup>st</sup> July 2017 and 23<sup>rd</sup> March 2018.
- Impact on the setting of the nearby listed buildings.
- The site is on higher ground than Quaker Barn and therefor is noticeable in public views from the highway.
- The proposed extension is equivalent to a 3 storey building being built on the border, which is an historic garden wall, between two properties causing harm to the setting of Quaker Barn, the street scene on Oving Road and neighbouring dwellings.
- Concerns over the existing foundations of the existing extension and the impact this may have on the listed wall to the east of the site. A full assessment of the integrity of the Listed Wall is required along with calculations to substantiate no damage is caused as a result of the increase from the proposed two storey extension.
- There is a high risk that the wall is compromised either during or after construction and potential damage to the listed building and a tree in the Conservation Area.
- The extension would be built close to the listed wall, making maintenance of the wall impossible
- Concerns that the development would not be carried out in accordance with the submitted plans.
- Impact on residential amenity, including loss of light and overlooking
- The extension does not respect the local area, including the nearby listed buildings and Conservation Area.
- The design of the extension does not respect the original building line facing Oving Road nor does it produce an unfettered roof slope.
- The proposed includes to add a boundary fence above the current wall which would add a further material to the listed wall which is made up of stone and brick. The effect of this would make the two dwellings appear semi-detached and would detract from the Listed Building, as viewed from Quaker Barn and Oving Road.
- Inaccuracies in the submitted plans (Not to scale).

## **9.0 EVALUATION**

- 9.1 There is currently no neighbourhood plan in progress for Whitchurch which can be afforded any weight.

**a) *Impact on appearance and character of the dwelling-house, street scene and wider area***

- 9.2 Policy GP.9 of the AVDLP states that proposals for extensions to dwellings will be permitted where they protect character of outlook, access to natural light and privacy for people who live nearby; respect the appearance of the dwelling and its setting and other buildings in the locality; and accord with published Supplementary Planning Guidance on residential extensions and the other policies of the development plan.
- 9.3 Policy GP.35 requires that developments respect and complement the physical characteristics of the site and its surroundings, the building tradition of the locality, and the scale and context of the setting, the natural qualities and features of the area and effect of the development on important public views and skylines.
- 9.4 Section 12 of the NPPF sets out the principles for achieving well designed places.
- 9.5 The AVDC Design Guide suggests that it is always necessary not to over-whelm existing buildings. Once an extension begins to match or exceed the size of the original building the architectural integrity of the original structure tends to become lost. The Design Guide also suggests that all two storey extensions should generally have full pitched roof clad in suitable materials. New roof ridges should not normally exceed the height of the original. A new ridge line which is set lower than that of the original will generally be preferred.
- 9.6 The proposed extension is to be located to the eastern side of the dwelling, replacing an existing single storey side extension. The existing extension is built into the shared boundary wall which runs along the eastern and northern boundary of the site, this wall forms part of the curtilage of the neighbouring Listed Building, Quaker Barn. The proposed extension represents an addition in height and depth compared to the existing single storey side extension, and the extension will project further towards the north of the site.
- 9.7 The extension would be visible from Oving Road which runs to the north of the site, however, would not be highly visible from the highway to the south, Market Hill due to the location of the extension being obscured by the neighbouring dwelling to the south east (Quaker Barn). Oving Road represents predominately red bricked dwellings which have been built in close proximity to the road, including gable features which are built adjacent to the highway towards the eastern side of the road. Along Oving Road and within the immediate area dwellings are constructed of red brick, stone and render. The proposed extension would be partly screened in views when travelling along Oving Road from the east due to the orientation of nearby dwellings and the barn located to the east of the site.
- 9.8 The proposed two storey extension has been set down from the ridge of the host dwelling by 2.3m, and would see an increase in height of 2.2m compared to existing single storey



side extension. The proposed extension represents a modest extension to the host dwelling, which although would be increased in height, has been designed, in line with the design guidance, to appear visually and physically subordinate to the main house. The proposed extension would be modest in size and would increase the footprint of the dwelling by 9m<sup>2</sup>.

- 9.9 It is acknowledged that representations were received regarding the impact of the proposed extension on the appearance and character of the street scene and the host dwelling. The proposed extension would be located where an existing single storey extension is present, it is considered that the addition of a two storey extension in this location which has been designed sensitively to its surroundings would not appear prominent within the street scene. It is acknowledged that the extension would project 2.6m further to the north of the site making this extension more visible from Oving Road, however, it is considered that due to the pitch of the roof and the substantial set down of the extension would ensure the extension does not appear out of place or unduly eye catching when viewed from Oving Road.
- 9.10 The proposed extension is to be finished in materials to match (including clay roof tiles) the host dwelling and would introduce timber cladding to the exterior of the extension, on the eastern elevation. It is felt reasonable to attach a condition to this permission for details of the proposed timber to be submitted to and approved by the Local Planning Authority, this will ensure the finish of the timber cladding used in the development would complement the surroundings.
- 9.11 Policy RA.8 of the AVDLP states that development proposals in areas of attractive landscape should respect their landscape character. Developments that adversely affect this character will not be permitted, unless appropriate mitigation measures can be secured.
- 9.12 The application site falls within the Quainton Wing Hills Area of Attractive Landscape. Due to the nature of the proposal and the relatively built up nature of the surroundings, it is considered that the proposal would be seen in context of the host dwelling and neighbouring properties and would not negatively impact any views within the AAL.
- 9.13 In summary the proposal is considered to be of a scale and design that respects the character and appearance of the existing dwelling and does not overwhelm it. In addition it is considered that the proposal would not appear overly prominent within the street scene or the locality in general. The proposals are therefore considered to comply with GP9, GP35 & RA8 of the AVDLP, the Council's Design Guide on Residential Extensions and NPPF.

***b) Impact on the setting of the Whitchurch Conservation Area and nearby Listed Buildings***

- 9.14 The NPPF recognises the effect of an application on the significance of a heritage asset is a material planning consideration. Paragraph 193 states that there should be great weight given to the conservation of designated heritage assets; the more important the asset, the greater the weight should be.
- 9.15 Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 9.16 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to give special attention to the desirability of preserving or enhancing the character and appearance of that area.
- 9.17 Policy GP.53 of the AVDLP seeks to preserve or enhance the special characteristics that led to the designation of the area. Proposals for development will not be permitted if they cause harm to the character or appearance of the Conservation Area, their settings or any associate views of or from the Conservation Area. Proposals for extensions must respect and complement the character, materials and design details of the structure, the site concerned and its neighbours.
- 9.18 The application site is located within the Whitchurch Conservation Area and also sits within the setting of surrounding listed buildings. Quaker Barn is a Grade II listed building located to the south east of the host dwelling, Quaker Barn includes a detached barn which is also listed. To the north of the site, along Oving Road, lays a Grade II listed dwelling known as No. 2 Oving Road. There are further listed properties located to the east of the site, along Oving Road, and also the south and west, along Market Hill. The Conservation Area and nearby Listed Buildings are designated heritage assets.
- 9.19 The Whitchurch Conservation Area Document outlines the area in which the host dwelling sits, the Conservation Area Leaflet suggests that many of the 17th century timber framed houses in stone or red/brown brick with clay tile roofs in Market Hill and Castle Lane, have been altered and restored. The document suggests that Oving Road, which runs to the north, is different in character with a moderate incline between raised grass banks. The space, closed at either end by the curvature of the street, is lined on each side by buildings of stone or whitewashed brick and linked by stone walls.
- 9.20 The proposed two storey side extension would be visible from the surrounding Conservation Area and in views of the nearby Listed Buildings, namely when viewing the site from Oving Road. It is considered that the design of the two storey side extension

would be appropriate for the Conservation Area and would cause no harm to the setting of the Whitchurch Conservation Area. The proposed two storey side extension has been designed in sympathetic materials and appears as visually subordinate to the main dwelling, therefore, not appearing prominent within views of the Conservation Area.

- 9.21 The proposal includes the replacement of the existing single storey side extension, which forms part of the boundary wall to the east of the host dwelling. This wall forms part of the curtilage of the Grade II listed building, known as Quaker Barn, 1 Oving Road. The proposed two storey extension will be set in from this wall, allowing for the wall to be restored and reinstated. These works are being carried out under a separate consent, where the AVDC Heritage Officer has provided formal comments on the scheme (Ref. 19/00499/ALB). The AVDC Heritage Officer considered that the restoration and repair of the garden will reverse an unsympathetic later addition to the historic garden wall and that the works will not harm the historic interest or significance of any heritage asset. It is considered reasonable to attach conditions to this approval so that samples of the bricks, brick bond, pointing, mortar mix and capping brick to be submitted for the approval by the Local Planning Authority to ensure that the works can be carried out without causing harm to the listed wall and would preserve the setting of the Conservation Area and nearby Listed Buildings.
- 9.22 In regards to the setting of the nearby Grade II listed buildings and barn, it is considered that due to the nature of the works there would be no impact on the setting of the Listed Buildings. It is considered that due to the distances between the proposed extension and the Grade II listed building located on the opposite side of the highway, to the north, No.2 Oving Road there would be no significant harm to the setting of this Listed Building.
- 9.23 The closest listed building lies to the south east and east of the site, and includes the residential property of Quaker Barn and the associated outbuilding. It is considered that the impact of the two storey side extension would cause no harm to the setting of these designated heritage assets and the reinstatement of the historic wall would help to enhance the historic interest of these listed buildings.
- 9.24 It should be noted that concerns have been raised regarding the previous comments from the AVDC Heritage Officer on the application site. The AVDC Heritage Officer provided comments on the previous 2017 application, and a pre-application service received in 2018, this can be viewed as part of the applicants design and access statement. The plans submitted as part of the 2017 are materially different to the current scheme and the alterations have sufficiently addressed the heritage concerns over the scale of the original scheme.

9.25 Special attention has been paid to the statutory test of preserving or enhancing the character or appearance of the conservation area under section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and to the statutory test of preserving the setting of the listed building under section 66 of the Planning (Listed Building and Conservation Areas) Act 1990, which are accepted as a higher duty. It has been concluded that the development would preserve the character and appearance of the conservation area and that the setting of the listed building would be preserved and so the proposal accords with section 66 & 72 of the Act. In addition, no harm would be caused to the significance of the heritage asset, and as such the proposal accords with guidance contained within the NPPF and GP53 of the AVDLP.

**c) Impact on Residential Amenity**

9.26 Policy GP8 of the AVDLP states that planning permission will not be granted where the proposed development would unreasonably harm any aspect of the amenity of nearby residents when considered against the benefits arising from the proposal.

9.27 The proposed two storey extension would include openings on the southern, eastern and northern elevation.

9.28 The two side storey extension would be built towards the east of the site, towards the shared boundary with the neighbouring dwelling to the south east, Quaker Barn, No.1 Oving Road.. The host dwelling benefits from built development along side all boundaries, with residential dwellings located to the west and south east along Market Hill and north and east along Oving Road. There are also further residential dwellings opposite the dwelling, on the other side of Market Hill.

9.29 The neighbouring site to the east, Quaker Barn (No.1 Oving Road), includes an detached outbuilding to the north east of the residential dwelling. Quaker Barn is located to the south east of the host dwelling set further towards Market Hill compared to the host dwelling. The outbuilding located within the ownership of Quaker Barn is located 10m from the proposed extension. Representations have been received from the occupier of this dwelling raising concerns regarding an increase in overlooking and an overbearing feature as a result of the proposed scheme. The representations from the Parish Council relate to the height of the building which would cause loss of light and overlooking from a proposed window on the eastern elevation of the extension.

9.30 The eastern elevation of the extension includes an single opening, to be located 1.74m above internal floor level, this opening is located within the gable end of the extension. This elevation faces onto the neighbouring site, currently used predominately as a driveway leading to the property. There is also a detached outbuilding which is used ancillary to the main dwelling. The existing arrangement includes an opening on the existing dwelling,

servicing a bedroom, which faces onto the neighbouring site. It is acknowledged that the proposed window would be located 4.3m closer to the shared boundary compared to the existing opening, however, it is considered that due to the high level nature of the window there would be no detrimental loss of amenity as a result of this window. Should any views be achieved from this opening, the outlook, of the driveway and outbuilding would not cause any overlooking into any habitable rooms within the neighbouring dwelling. It is not considered reasonable or necessary to attach a condition to alter this window (obscurely glazing or non opening), as this window would be the only opening servicing the proposed bedroom.

- 9.31 The northern elevation includes a door and single opening, this will be located at ground floor level and will face onto the northern boundary of the site. This boundary is marked by a brick wall, with trellis, which runs along Oving Road. It is considered that there would be no overlooking or loss of privacy as a result of these openings.
- 9.32 The southern elevation of the extension, which faces towards Market Hill and the northern elevation of the neighbouring dwelling Quaker Barn, would include a gable feature which is proposed to be largely glazed with a set of sliding doors at ground floor level. These openings will provide access into the kitchen from the courtyard and provide light into the kitchen and landing area at first floor level. It is considered that the addition of these openings will raise no concerns with overlooking or loss of privacy to any dwellings located along Market Hill. The elevation of Quaker Barn which the openings would face onto includes no openings and therefore no overlooking would occur.
- 9.33 It is acknowledged that concerns have been raised regarding the overshadowing and overbearing nature of the extension. The application site is located on higher ground than the neighbouring site to the east and therefore when viewed from Quaker Barn the extension would appear greater in height. The proposed extension would add an addition of 2.2m to the height of the existing side extension present. It is considered that due to the design of the extension, set down from the ridge of the roof, and the relationship with this neighbouring dwelling there would be no detrimental loss of light to any habitable rooms located within Quaker Barn nor would the proposal have an overbearing impact on the neighbouring property.
- 9.34 No other properties will be unduly affected as a result of this proposed development and the proposal would accord with policies GP8 and GP9 of the AVDLP and to the guidance contained within the NPPF.

**d) Impact on Highways & Parking**

- 9.35 AVDLP policy GP24 and the councils SPG Parking Guidelines stipulates that, for dwellings with four bedrooms, there should be a maximum of three parking bays provided within the

curtilage of the dwelling. These spaces must be, at minimum, 2.4m in width and 4.8m in depth.

- 9.36 The addition of the two storey side extension would increase the number of bedrooms within the host dwelling from three to four. The application site includes a detached garage to the west and an area of hardstanding to the front of the garage. The garage measures 10.3m x 3.2m which would accommodate two vehicles, there is also space on the hardstanding to provide a third space. Therefore, the proposal would accommodate the required parking bays, including the additional space as set out in the Councils Parking Guidelines. The proposal is considered to accord with ADVLP policy GP.24 and the Councils SPG Parking Guidelines and the NPPF.

**e) Other Matters**

- 9.37 Representations have been received raising non-material planning considerations which can not be taken into account during this assessment of the proposal. The representations received regarding the upkeep and maintenance of the listed wall and the concerns over the foundations of the site/wall would be considered non-material and would be considered a civil matter or covered under a different legislation, such as the Building Control Regulations.
- 9.38 Comments have also been received in regards to the plans submitted with the application and concerns over inaccuracies within the plans and if the development would be carried out in accordance with the provided details. The plans provided within the application meet the validation requirements and are to a workable scale, which include a scale bar and north arrow. Should permission be granted, if works which were carried out not in accordance with the approved details would be in breach of the permission and therefore the appropriate action could be taken.

**Case Officer:** Alice Culver

## APPENDIX

### APPENDIX 1 – Local Member Comments

First of all, I'd like to refer you to the report of the heritage officer in respect of the previous application (17/02281/APP) on this site dated 21<sup>st</sup> July 2017.

She stated "the proposed extension would loom above the adjacent Quaker Barn and its associated barn and would cause harm to the setting of these listed buildings". She also expressed her concern at the harmful effect the proposed extension would have on the setting of 2 Oving Road, which is Grade II listed, and the fact the proposal would fail to preserve or enhance the conservation area.

She also had a concern about the detrimental effect of the proposed extension on a historic boundary wall.

She went on to say the design of the extension would sit uncomfortably with the existing dwelling and would have an awkward proportion with the main house.

She recommended the proposal be refused.

Whilst the current application has been amended from that submitted in 2017 it carries with it the same detrimental effects in respect of the adverse impact on the amenity to Quaker Barn.

The amenity land of the neighbouring property, Quaker Barn, sits just below the proposed extension and the massing effect of this proposal would seriously impact on that amenity space and the annex which sits directly opposite the proposal.

The Heritage Officer, in her letter to the applicant dated 23<sup>rd</sup> March 2018, clearly stated that her advice only related to the impact on the conservation area, the adjacent listed buildings and the historic boundary wall. It did not take into account the adverse impact on the neighbour's amenity or other, wider, planning issues – although, having said that, she did recommend the installation of a small window which would introduce light into the extension. This latter comment would not only seem to contradict her statement but would also introduce a factor that might have an adverse impact on the privacy of Quaker Barn through overlooking.

The impression from the Heritage Officer is that the adverse impact on the historic boundary wall would be reduced by this revised application due to the method of constructing foundations for the extension. This should be extensively tested before the commencement of any work because if any damage is caused to the wall its integrity will be severely compromised.

There is also a concern that, given the proximity of the neighbouring listed property to the proposed extension, the foundations of that property could be adversely impacted by construction work.

It's sometimes very difficult to assess the impact of a proposal from drawings alone, particularly in a situation like this where slab levels are so different from one property to another. A site visit would better demonstrate the serious issues associated with this application and I would urge members to defer taking a decision today to allow them to make a more informed decision after having seen for themselves the harm that would be caused by this application