
COMMITTEE SITE VISIT

App No. 19/00498/APP

Proposal: Replacement of an existing single storey side extension with a two storey extension and the alteration to the eastern boundary wall.

Address: 6 Market Hill Whitchurch Buckinghamshire HP22 4JB

At the previous Committee Meeting: 15th May 2019

Officers Recommendation: Approval

Late Items:

None.

Public Speakers:

The Committee was addressed by:

Cllr Sue Ford (Whitchurch PC)

- The Parish Council object to the application for three reasons, the window, the height and the impact on the listed wall
- The proposed extension would be intrusive and have an adverse impact on the amenity of the neighbouring dwelling
- The proposed extension would be overbearing due to the changes in ground levels and the extension would 'loom over' the neighbouring site
- The Whitchurch Conservation Area would not be preserved
- The listed wall to the east of the dwelling would be compromised if the application is approved and the works go ahead, once the wall is damaged it cannot be replaced, repaired and is no longer historic
- The site should be visited before a decision is made on the application as the proposal and the potential impact cannot be perceived from paper

Amanda Sarraff (Objector)

- Quaker Barn and 6 Market Hill lie close together, but the layout of the properties means neither overlook the other
- We have no objection to the applicant replacing and extending the existing single storey extension but we have a strong objection to building a two storey extension with a window abutting the shared boundary
- The only private amenity area sits directly below the proposed extension
- Quaker Barn sits more than 2m below the ground level of 6 Market Hill and the proposed extension would appear over dominating when viewed from the lower level of Quaker Barn
- The outbuilding is habitable and includes a sitting room, bedroom, kitchen and bathroom and is regularly used.
- There are examples of dormer and roof lights windows in the local area along Market Hill and Oving Road
- The proposed window will look directly onto our private amenity area

- There would be a psychological effect of having a window which opens, overlooking our private area
- The massing of the extension remains the same as the previous 2017 application and introduces an overlooking window, leading to the harmful impact being increased.
- The proposal has not been correctly assessed in regards to the impact of the proposed extension on the setting of the nearby listed buildings
- Accept that the reinstatement of the section of the wall satisfies the test in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, however, there is no public benefit to outweigh the harm this development would cause to the setting of Quaker Barn as is required by policy GP8 of the AVDLP
- A site visit should be made before making a decision on the application

Diane Cull (Applicant)

- The proposed extension would replace an existing extension which is unsympathetic, in poor repair built in the 1970s
- We have been in consultation with AVDC and the Heritage Officers to ensure the design is sympathetic, integrates well into the surrounding area and is a scale which respects the property and the local area
- The proposed extension would increase the ridge height by 2.2m and will add 2.6m in the length of the extension.
- The proposal allows the 1970s extension to be removed from the garden wall and to restore the listed wall
- The application includes a structural report
- The proposed extension is located to the east and would not overshadowing the neighbouring site, a shadow study has been submitted alongside this application
- The proposed opening on the eastern elevation is above head height and open inwards and therefore would cause no impact in terms of overlooking

Site Visit: 21 May 2019

At: 10:00am

Those Attending: Members: Cllrs Mills, Bond, Cooper, Collins, Town and Morgan

Local Member: Cllr J Blake

Apologies: None.

Officers: Daniel Ray, Alice Culver and Keith Frost (AVDC Heritage Officer)

Features inspected:

Members initially viewed the site from the south of the site, along Market Hill, members proceeded to enter the application site walking along the southern side of the dwelling to the current courtyard area towards the south east corner of the site. Members viewed the existing single storey side extension and where the proposed new extension would be. Members identified the existing opening on the eastern elevation, and the approximate location of the proposed extension. Attention was drawn to the materials

proposed to be used on the extension, including the proposed roof tiles. Attention was also drawn to the integration of the existing extension with the eastern boundary wall. Members proceeded to walk around the dwelling to the northern side of the property to view the existing extension. Attention was drawn to the surrounding area and local features along Oving Road. Members then proceeded to walk to the neighbouring site to the east, Quaker Barn, and viewed the proposed extension from the adjacent area. Members exited Quaker Barn and proceeded to view the application site from the pavement to the Northern side of Oving Road. Members noted the local area and the view points of the proposed development.

Discussion:

Members noted that the site inspection was useful as it assisted Members with a greater understanding of the proposal and the relationship with the surrounding area, in particular the neighbouring dwelling to the east, Quaker Barn. Three members noted that the proposal would be an improvement when compared to the existing arrangement, one member mentioned that the fixing of the listed wall and the setting back of the extension and the use of cladding on the extension would help to improve the visual impact of the proposed extension.

All members noted that due to the high level nature of the proposed opening on the eastern elevation there would be no overlooking, in addition, the proposed window would open inwards. However, two members did suggest a potential to change the design of the extension to include a roof light in the northern elevation of the extension to help to mitigate any overlooking concerns. It was raised that this may cause impact in terms of the setting of the Conservation Area. Three members noted that although there would be no overlooking from the opening on the eastern elevation there are still some concerns regarding the relationship of this opening and the neighbouring site and the potential conflict with policy GP8 of the Aylesbury Vale District Local Plan. One member noted that there could be a potential to condition the window to be obscurely glazed and top opening. Two members also drew attention to the difference in land levels between the host dwelling and the neighbouring site to the east, which is set on lower ground. Members suggested that the extension could appear overbearing and introduce a large massing along the shared boundary.

One member raised concern regarding the impact of the extension on the street scene and Oving Road which runs to the north of the site. Two members noted that the extension is a relatively large structure within the Conservation Area and therefore may impact the setting of the Conservation Area. Two members noted that due to the location of the extension, there would only be a small gap to see the proposal and therefore no concern regarding the impact on Oving Road. One member noted that the extension is not highly visible within the street scene and therefore has a limited effect.

One member raised a query in regards to the outbuilding to the east of the extension, and the current use of this building.