Officer Report

Application No: KLI/21157/1
Applicant: Mr & Mrs Topliss
Address: Fawler Cottage, Fawler

The Site
The property, a detached cottage, is situated on the south-eastern side of a plot that runs north-east to south-west. The site is adjoined by agricultural fields on three sides, with dwellings beyond to the north-west and south-east. Vehicular access is from Fawler Road to the north-east. A public footpath is located to the south-east of the site.

Planning History

Planning Policies
DC1
DC5
DC9

Consultations
No comments have been received from Kingston Lisle Parish Council.

The District Councillor for the area has made the following comment;
“\nI have been to see the cottage and the plans for its redevelopment, and support them in every detail. Though remarkably original (in need of refurb) this is not a listed cottage, stands alone making no impact whatever on its neighbours, and is an ideal candidate for development into a (small) family house. The design now submitted meets that requirement really well, and is very sympathetic to the original features of the cottage”.

Two letters of support have been received from neighbouring properties, which make the following points;
- No objections to the proposed plans.
- It is refreshing to see a non-contentious application for a change.
- A straightforward two storey extension largely replacing a poor flat roof extension is a great improvement and much more in keeping than the existing.
- It is good to see no attempt to over develop this site as has happened with other recent approvals.
Comments
This application seeks planning permission to demolish an existing single storey flat roof extension on the south-east elevation of the property, which extends beyond the north-east and south-west elevations of the main dwelling, and erect a two storey side extension on the south-east elevation of the property that extends back in south-westerly direction. As part of the application it is also proposed to insert an eye-brow dormer window in the north-east elevation of the property and reconfigure existing window openings.

The extension comprises of a thatched two storey element projecting out from the existing thatched cottage, with the south-westerly part of the extension having a tiled roof. Although a fairly large extension, it is set back from the main road to the north-east and it is not considered would be visually intrusive from this vantage point. Clearly visible from the public footpath to the south-east, it is considered that the extension would not compromise the integrity of the existing cottage and would not appear out of place. In order to ensure the materials used are acceptable, it is considered reasonable to condition that full details be provided.

Given the position and orientation of neighbouring properties it is not considered that the amenities of these dwellings would be harmed by the proposal in terms of overshadowing, over dominance or overlooking.

As part of the development it is proposed to construct a proper parking and turning area on the site for two cars. This provision is considered adequate for the dwelling, and in order to ensure that it is maintained it is considered reasonable and necessary to condition it. It is also considered reasonable, in the interest of visual amenity, to condition details of the hardsurfacing of the driveway, parking and turning area.

Recommendation:
That planning permission be granted subject to conditions.

Date: 3/12/10

Signed: Planning Development Manager

Chair