

**REPORT TO THE DEVELOPMENT CONTROL  
COMMITTEE**

Report No.

<b>Date of Meeting</b>	<b>23<sup>rd</sup> April 2008</b>
<b>Application Number</b>	<b>08/00430/FUL</b>
<b>Site Address</b>	<b>6 Hornbury Close Minety</b>
<b>Proposal</b>	<b>Erection of Extension</b>
<b>Applicant</b>	<b>Mr and Mrs McClelland</b>
<b>Town/Parish Council</b>	<b>Minety Parish Council</b>
<b>Grid Ref</b>	<b>402458 190746</b>
<b>Type of application</b>	<b>Full application</b>

**Reason for the application being considered by Committee**

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8<sup>th</sup> April 2002 because more than 5 letters of objection have been received

**Summary of Report**

Planning permission is sought for the erection of a single storey extension to the side of the property. The considerations are:

- Affect of the residential amenity of existing properties
- Design and scale of the development
- Implications on the DC core policy C3 and residential extension policy H8

**Officer Recommendation**

Planning Permission be GRANTED subject to the conditions

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## Proposal and Site Description

Permission is sought for the erection of a single storey extension to the side of the dwelling.

The development site is situated in the village of Minety and forms part of a recent residential development of four dwellings. The property comprises a detached property which fronts onto Hornbury Hill. The proposed extension extends to the side of the property by 4 metres. The proposed conservatory is approximately 50 centimetres from the boundary of 1 Sawyers Hill, which currently comprises of a 2 metre high fence.

The proposed extension will be constructed of matching stonework and will have rosewood upvc windows and doors to match the host dwelling

Planning History		
Application number	Proposal	Decision
05/02671/FUL	Demolition of Existing Dwelling and Erection of Four Dwellings (revision 05/2284/FUL)	Permission
05/02284/FUL	Demolition of Existing Dwelling and Erection of Four Dwellings	Withdrawn

## Consultations

**Minety Parish Council** objects on the following grounds

- The extension would be too close to the perimeter fence.
- The windows along the side of the conservatory would be obtrusive to an existing property.

## Representations

No. 8 of letters of objection that have been received.  
Summary of key points raised

- Overlooking windows in side elevation
- Conservatory would be too close to the boundary of 1 Sawyers Hill
- Overbearing to 1 Sawyers Hill
- Increase the risk of flooding
- The proposal is an extension and not a conservatory

## Planning Considerations

### Principle of development

The site is within the Minety framework boundary and within the residential garden of 6 Hornbury Close where extensions are in principle acceptable. The following policies of the adopted North Wiltshire Local Plan are particularly relevant to this application:

Policy C3 incorporates general development control principles; and  
Policy H8 considers residential extensions.

### Impact on amenity

Neighbours at Sawyers Hill have raised concerns regarding overlooking windows in the side elevation.

It is considered that the windows were unlikely to cause any substantial additional overlooking, however, the applicant has agreed to remove the windows from this elevation to alleviate the neighbour's concerns

### Design and Scale of Development

The proposed side extension is single storey and is set back from the front elevation by 60cm, it is 4 metres wide and 4.6 metres deep. Although the proposed extension will be clearly visible from Hornbury Hill, It is considered that this extension is in keeping with the host building in terms of scale, form, materials and detailing.

It is considered that the proposed extension will not result in an adverse effect on the neighbouring property or the application property itself

### **Recommendation and Proposed Conditions/Informatives**

Planning permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out strictly in accordance with the approved plans subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority.

Reason: To ensure that the development is implemented in accordance with this decision in the interests of public amenity, but also to allow for the approval of minor variations which do not materially affect the permission.

### Informative

1. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Drawing numbers M/R/1622/01, M/R/16/2/02, Site Location Plan received 22.2.08, Block Plan received 4.3.08.

**Reason for Decision** The design is considered acceptable and the proposal does not have an adverse effect on the amenities currently enjoyed by the neighbouring properties. It is therefore considered that the proposal complies with policies H8 and C3 of the North Wiltshire Local Plan 2011

**Appendices: NONE**

**Background Documents Used in the Preparation of this Report: 1.20, 4.02, 4.04, 5.01**