

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	24th April 2008
Application Number	08/00477/FUL
Site Address	3 Cooper Close, Reeds Farm, Malmesbury
Proposal	First Floor and Two Storey Side Extension, Erection of Conservatory and Conversion of Garage
Applicant	Mr Curtis
Town/Parish Council	Malmesbury Town Council
Grid Ref	393225 188154
Type of application	Full application

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 8th April 2002 because 5 or more letters of objection have been received

Summary of Report

Planning permission is sought for the erection of a first floor and two storey extension, garage conversion and conservatory. The key points to consider are as follows:

- Implications on DC Core Policy C3 and Residential Extension Policy H8
- Affect of the residential amenity of existing properties
- Design and scale of the development
- Impact on parking in the local area

Officer Recommendation

Planning Permission be GRANTED subject to the conditions

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Proposal and Site Description

3 Coopers Close is a detached dwelling situated on a cul de sac of six dwellings on the Reeds Farm Estate in the town of Malmesbury. The cul de sac comprises one pair of 3 bed semi detached dwellings, two 3 bed detached dwellings and two four bed detached dwellings.

The property is situated opposite the entrance into Coopers Close and is set forward from the neighbouring property 4 Coopers Close.

Permission is sought for various extensions to 3 Coopers Close in the form of a first floor and two storey side extension, conservatory and garage conversion. The extensions will provide an en-suite bathroom to the master bedroom, a larger 3rd bedroom and increase the property from 3 to 4 bedrooms. The garage conversion and extension will provide a playroom, office and utility room to the ground floor and the conservatory will provide extra ground floor living space

Planning History		
Application number	Proposal	Decision
None		

Consultations

Malmesbury Town Council objects on the following grounds:

It is felt that the development is out of scale with the remainder of the building and concerns about the loss of light and privacy.

Wiltshire County Council Highways have no objections

Representations

No. 5 letters of objection that have been received.

Summary of key points raised

- Out of scale with host building and surrounding properties
- Loss of light and privacy
- Not in keeping with the surrounding area
- Infilling of space in between buildings
- Extensions will be prominent due to the property being opposite the entrance into Coopers Close

Planning Considerations

Principle of development

The site is situated within the framework boundary of Malmesbury and within the residential garden of 3 Coopers 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

Concerns have been raised that the proposed extensions are out of scale with the host building and the surrounding area. The cul de sac consists of dwellings of various of sizes and finishes.

There have been previous extensions to other properties in the cul de sac including the conversion of the garage at 5 Coopers Close. Other properties on the Reeds Farm Estate have had similar side extensions to the one proposed at 3 Coopers Close.

Concerns have also been raised that the proposed extension will result in the loss of light and privacy to the neighbouring property 4 Coopers Close. The development site is set forward and set down from the neighbouring property (4 Coopers Close), and therefore it is considered that there will be no additional loss of light to 4 Coopers Close. Currently there is a small window in the side elevation of 3 Coopers Close, however, there will be no windows in the proposed side elevation and the proposal therefore reduces any overlooking to 4 Coopers Close.

Objections have been raised that the extension will be very prominent as it is opposite the entrance to Coopers Close and that the dwelling will now fill the whole plot due to the increase in height above the garage. The proposed extension will be no closer to the boundary of the property and there will therefore still be a gap of two metres in between 3 and 4 Coopers Close. The existing garage currently has a pitched roof and the proposed increase in ridge height will be 3 metres.

Design and Scale of Development

There are dwellings of various sizes and finishes within the cul de sac and the design of the proposal is considered acceptable. The bulk and scale of the development is not considered excessive due to the various sizes of dwellings within the cul de sac. It is considered that the proposed extension will not have an adverse effect on the amenities currently enjoyed by the neighbouring properties.

Highways and Access

The proposal to convert the existing integral garage into further living accommodation. WCC highways are satisfied that there is adequate space on site to accommodate two parking spaces and therefore no highway objection has been raised.

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.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1195 (or any order revoking an re-enacting that Order with or without modification) No windows or other form of opening shall be introduced into the North West elevations.

Reason: In the interests of residential amenity

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 CC2008/01, CC2008/02 received 27.2.08

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, 2.02, 4.02, 4.04, 5.01.