

REPORT TO THE DEVELOPMENT CONTROL COMMITTEE

Report No.

Date of Meeting	23 April 2008
Application Number	08/00493/FUL
Site Address	Land to rear of 48 & 49 Morestone Road, Wootton Bassett
Proposal	Erection of dwelling with associated garage, landscaping and vehicular access
Applicant	Mr & Mrs Coulson
Town/Parish Council	Wootton Bassett
Grid Ref	406843 181943
Type of applications	FULL

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 as Councillors Wannell and Roberts have requested that the application be considered so that members may assess the effect the proposal would have upon the area.

Summary of Report

The application is for residential development of three new dwellings within an established residential area inside the settlement framework boundary of Wootton Bassett. The key points to consider are as follows:

- Implications on DC Core Policy C3 and Housing Policy H3
- Principle of development
- layout of development and effect upon residential amenity
- Access

Officer Recommendation

Planning Permission be REFUSED

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Proposal and Site Description

This application for the erection of a single new detached dwelling and associated landscaping and access, immediately to the rear of existing properties 48 and 49 Morstone Road.. The proposal relates to a site currently utilised as residential garden area to the rear of those two properties. In order to create the new vehicular access to the site between the two existing properties, the shared garage block is to be removed.

Nos. 48 and 49 are part of a regular pattern of largely semi-detached and terraced residential development, fronting Morstone Road. The properties generally benefit from quite extensive rear gardens that project back, in some cases, some 50m-60m from the road frontage.

Relevant Planning History		
Application number	Proposal	Decision
07/02638/FUL	Erection of detached dwelling together with associated garage, landscaping and access	Refused 13/11/07

Consultations

Wootton Bassett Town Council - Comments yet to be received

Wiltshire County Council Highways - No objections subject to conditions

Representations

Twenty (20) letters of objection received.

Summary of main issues raised:

- Overdevelopment of the site
- Detracts from the visual amenity of locality
- Morstone Road is already busy and heavily used by pedestrians and for on-street parking – proposal would have detrimental effect upon highway safety
- Uneighbourly form of development – especially overlooking
- Noise and disturbance to neighbours from use of access drive
- Any permission could be used a precedent for similarly unacceptable development behind frontage of Morstone Road

Planning Considerations

Principle of development and previous decision

The site lies inside the defined settlement framework of Wootton Bassett. The principle of residential on this site complies with policy H3 of the adopted Local Plan, but the ultimate acceptability of the submitted scheme should be assessed against criteria laid out in policies C3 and H8.

One previous application for residential development, of a substantially similar nature on this site has been refused, although it has not yet been the subject of an appeal. This application only differs in the width and routing of the access driveway. The earlier application was refused for the following reasons:

1. The proposed development is considered to represent an form of development in depth, which would represent an unacceptable departure from the prevailing pattern of development, which is characterised by existing properties displaying a strong and consistent relationship with Morstone Road. As such the proposal is considered to be contrary to the provisions of policy C3 of the adopted North Wiltshire Local plan 2011.
2. By reason of its close proximity to existing properties at Elm Park and Morstone Road, the proposed dwelling and access drive are considered likely to result in an unacceptable adverse impact upon the amenities of residents, contrary to the provisions of Policy C3 of the adopted North Wiltshire Local Plan 2011.

Layout of development, impact upon residential amenity and access

Albeit with some variation in detailed appearance, it is clear that Morstone Road consists of a series of semi-detached properties, whose overall layout and positioning contribute towards a well defined pattern of development with a consistent relationship to the road frontage.

Despite the relatively large size of their rear gardens, it is clear that all existing properties relate directly to the road frontage, with no development in depth behind that could be regarded as comparable with the form of development now proposed. In the past, reference has been made by the applicant to "Orchard House", which is a more recent property positioned behind No.31 in the north-west corner of Morstone Road. However, this is not considered to be directly comparable for a variety of reasons – but particularly because of its larger plot size and its immediate context within a less regularised form of existing development.

It is therefore considered that the current proposal is an unacceptable form of development, whereby the positioning of a new dwelling immediately behind existing would represent a radical departure from the prevailing form.

Due to the very close proximity of neighbouring properties the proposal would also have a detrimental effect upon the amenities of existing and future occupiers. Firstly due to the proximity of the proposed development to existing occupiers, it is likely that there would be an unacceptable degree of overlooking into the properties to the rear at Elm Park and also those to the front at Morstone Road. Secondly, the noise, fumes and nuisance associated with the movement of vehicular and pedestrian traffic up and down the proposed access drive would have inevitable impact upon the amenities of those existing and future occupiers either side at Nos.48 and 49. This latter concern is a well established and recognised symptom of inappropriate backland development, which must in planning terms remain undiluted by the fact that both properties are currently owned by the applicant. The increase in width and routing of the access drive (when compared with that refused under 07/02638/FUL) is not considered to be sufficient to overcome these concerns.

Recommendation:

REFUSE for the following reasons:

1. The proposed development is considered to represent a form of development in depth, which would represent an unacceptable departure from the prevailing pattern of development, which is characterised by existing properties displaying a strong and consistent relationship with Morstone Road. As such the proposal is considered to be contrary to the provisions of policy C3 of the adopted North Wiltshire Local plan 2011.
2. By reason of its close proximity to existing properties at Elm Park and Morstone Road, the proposed dwelling and access drive are considered likely to result in an unacceptable adverse impact upon the amenities of residents, contrary to the provisions of Policy C3 of the adopted North Wiltshire Local Plan 2011.

Plans:

Location plan, layout and elevations 2007-35-5A (dated 28/02/08)

Appendices: None

Background Documents Used in the Preparation of this Report: 1.20; 2.02; 4.03; 4.04; 5.02