

REPORT TO THE DEVELOPMENT CONTROL COMMITTEE Report No.

Date of Meeting	May 14th 2008
Application Number	08/00675/FUL
Site Address	Land adjacent to 56 Great Somerford Wiltshire
Proposal	Erection of new dwelling and garage and alterations to access.
Applicant	Emma Davies
Town/Parish Council	Great Somerford
Grid Ref	396368 182589
Type of applications	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 Councillors Sturgis and Vines have requested that this scheme be considered by Committee members. The reasons will be included in the 'Additional Information'.

Summary of Report

This full application proposes the construction of a two-storey detached house. The site lies within the Great Somerford Conservation Area. The key points to consider are as follows:

- Implications on DC Core Policy C3 HE1 and Housing Policy H3
- Affect of the residential amenity of existing properties
- Design and scale of the development
- Affect on the Conservation Area.

Officer Recommendation

The application be REFUSED.

Contact Officer	Christine Moorfield	01249 706686	cmoorfield@northwilts.gov.uk
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Proposal and Site Description

This application as submitted is a full application for a two storey detached dwelling. The dwelling is to be located within a plot of land to the east of no. 56 Great Somerford.

The design and siting of this dwelling has been the subject of negotiations with your Officers.

The dwelling is 4 bedroomed and its ridge height is shown not to exceed that of the adjacent cottages, inc. no. 56 Great Somerford.

This site is located within the framework boundary and the Great Somerford Conservation Area. The site appears to have been associated with the adjacent dwellings in the past but more recently has become overgrown. There is natural hedging around the North and East boundaries.

The adjacent plots are residential in use, although to the East are allotment gardens. Access is via a track, which runs across the front of no 56.

Planning History		
05/0708 out	Erection of one dwelling and provision of access-	Approved
07/01419ful	outline	Approved.
07/02238s73a	Extension to no. 56 great Somerford	Approved
08/00075ful	Amendment to condition	Withdrawn
	Erection of dwelling and garage	

Consultations

Great Somerford Parish Council - No objections.

WCC Highways - No adverse comments.

WSBRC- In checking records it was found that great crested newts have been found within 500m of this site. A copy of the letter will be forwarded to the applicant with any decision.

Representations

None received.

Planning Considerations

Principle of development

A detached dwelling was approved on this site. As the site is within the framework boundary the erection of a dwelling on this site is acceptable in principle in line with policy H3 of the Local Plan 2011.

Impact on amenity

This application is for a two storey detached dwelling with a detached garage. In recognition of the proximity of the adjacent dwellings care has been taken to minimise the possibility of neighbours suffering a loss to the amenity they enjoy at present. The maximum height of the dwelling is shown to not exceed the adjacent cottages being 7m. The distance between the proposed dwelling and its neighbours to the north is in excess of 19m and at an angle so therefore loss of privacy is not considered to be an issue. There are two first floor windows on the north elevation and a roof light to the

ensuite bathroom. The bedroom window does not look directly at the neighbour but is off set, looking out over the garden area only. Therefore the impact on the properties to the north is considered to be minimal. Due to the distance between the properties and the fact that the new dwelling is sited 8.5m from the boundary the impact on these dwellings in terms of loss of light is also considered to be minimal. There are no windows at first floor level on the west elevation and therefore there is no loss of privacy to the property to the west.

There is a first floor bedroom window on the east elevation, which looks out over the adjacent allotment gardens.

Impact on the Great Somerford Conservation Area

The site is within the Great Somerford Conservation Area. The proposed development must be seen to preserve and or enhance the character and appearance of the area in line with Local Plan policy HE1. The surrounding context is residential with a mixture of designs and styles. In the main this unit relates most closely to the adjacent cottages to the west. These are brick/rendered dwellings with tiled roofs. In general terms the design detailing within the locality is very simple with the mass and form also being very simple. The design of this dwelling has been negotiated with your officers at length but the applicant has sought to pursue their choice of development rather than taking on board the advise given by your officers particularly in respect of the mass bulk and design detailing of the proposed dwelling. The proposed building is complicated in its form and incorporates a variety of design features taken from numerous properties within the locality. The detailing is such that the building appears overly ornate and out of keeping with the simple form and design detailing of its immediate neighbours. It is therefore considered to result in the introduction of a building which will be conspicuous due to its mass and bulk and its over complicated detailing, thereby detracting from the character and appearance of this part of the conservation area. The building does not sit comfortably on this plot and detracts from the visual amenity and character of the area. The dwelling is not therefore seen to preserve and or enhance the character of the area. The development conflicts with the criteria contained within Policies C3 and HE1 of the adopted Local Plan 2011.

Access and Parking arrangements

County Highways have not objected to this scheme. There is an existing access to this site and this is available for use.

Public Open Space contributions

Under policy CF3 the Council are required to secure contributions towards the provision of Open Space. It is considered inappropriate for a contribution to be requested from the applicant as the original consent was granted in 2005 prior to this being a requirement of such development.

Recommendation and Informatives

Planning Permission be REFUSED for the following reason:

1. The proposed dwelling would result in the introduction of an inappropriate development in terms of its mass bulk and overly complex design which would detract from the visual amenity and character of this part of the Great Somerford Conservation Area thereby conflicting with policy HE1 and C3 of the North Wiltshire Local Plan 2011.

Appendices:	NONE.
Background Documents Used in the Preparation of this Report:	2.02; 5.04; 5.01; 5.02; 4.02; 4.04