

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	5th November 2008
Application Number	08/02239/FUL
Site Address	Glenavon, Bradford Road, Hawthorn, Corsham
Proposal	Replacement Dwelling
Applicant	Mr and Mrs Stamp
Town/Parish Council	Box
Grid Ref	384256 168680
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 Councillors Banks and Henning have requested that the application be considered by committee to assess the impact upon the appearance and character of the area.

Summary of Report

This application proposes the replacement of a bungalow with a two-storey dwelling. The site is outside the framework boundary of any settlement and within the Green Belt, therefore, the key points to consider are as follows:

- Implications on DC Core Policy C3
- Implications on Policy H4 which deals with residential development in the countryside
- Implications of Policy NE1 which deals with the Green Belt

Officer Recommendation

Planning Permission be REFUSED

Contact Officer	Alison Grogan	01249 706671	agrogan@northwilts.gov.uk
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Proposal and Site Description

This application proposes the demolition of a detached bungalow and garage with a two-storey house with integral garage. The property is one of three similar dwellings grouped together and surrounded by open countryside. The site is relatively level and situated alongside the Bradford Road (B3109), it is outside the framework boundary of any settlement and within the Western Wiltshire Green Belt.

Planning History

Application number	Proposal	Decision
08/01509/FUL	Replacement Dwelling	Permission

Consultations

Box Parish Council - The Parish Council feels that the roof line as drawn is too high. If this was reduced the Parish Council would find it more acceptable.

Wiltshire County Council Highways have no objections.

Representations

No letters of support or objection have been received.

Planning Considerations

Principle of Development

As the site is outside the framework boundary of any village the application must be considered with regard to Policy H4 of the North Wiltshire Local Plan 2011, and specifically part (ii), which states:

“ii) It is a replacement for an existing dwelling where:

- a. The residential use has not been abandoned; and
- b. the existing dwelling is incapable of retention in its current state, is unsightly or is out of character with its surroundings and
- c. the replacement dwelling is of a similar size and scale to the existing dwelling within the same curtilage.”

It is acknowledged that the residential use of this site has not been abandoned. The existing dwelling is one of three similar properties which were probably originally built as temporary dwellings and for the purposes of Policy H4, it could be argued that it is unsightly and out of character. Permission has been granted for a replacement dwelling (08/01509/FUL) so criteria (ii) a and (ii) b are met. However, the proposed replacement dwelling is considered not to comply with the criteria in paragraph (ii) c of Policy H4. The proposed dwelling is a much more substantial house in terms of scale and mass and with a ridge height of 8.3 metres it is nearly double the height of the existing bungalow.

The site is within the Green Belt where the openness of the area must be preserved. The proposed dwelling would be much more visually prominent than the existing dwelling and therefore contrary to Policy NE1 and Government advice given in PPG2 “Green Belts”, which states “provided that it does not result in disproportionate additions over and above the size of the original building, the extension or alteration of dwellings is not inappropriate in Green Belts” and “The replacement of existing dwellings need not be inappropriate, providing the new dwelling is not materially larger than the dwelling it replaces.” (para. 3.6). It is considered that the proposed dwelling does not comply with this advice or Policy NE1.

Glenavon is one of a group of three similar dwellings. Kingscote to the north of the site has recently been granted planning permission for a replacement dwelling, which is in outline only, but the plans show that it will have a maximum height of 6 metres and will be similar to a dormer style bungalow. Springfield, which is the middle property, has been granted planning permission for rooms in the roof which includes raising the roof to just under 6 metres.

Planning permission has recently been granted for a replacement dwelling at this site under reference 08/01509/FUL, this shows a similar designed property to that now applied for but with a ridge height of 6 metres. The existing dwelling has a ridge height of 4.2 metres, which is acknowledged as being low by today's standards and therefore to bring it into line with applications that have been approved at the adjacent dwellings, a height of 6 metres was negotiated. This new proposal with a height of 8.3 metres would result in a much more substantial dwelling, out of scale and mass with the existing and neighbouring properties.

The proposal is considered to be contrary to Policy H4, NE1 and the advice given in Government Guidance contained within Planning Policy Guidance 2: Greenbelts (PPG2).

Reasons for Refusal:

1. The proposed replacement dwelling is significantly higher than the existing dwelling and is not, therefore, of a scale or size similar to that of the existing dwelling. The proposal is considered to be contrary to the provisions of Policy H4 of the North Wiltshire Local plan 2011.
2. The proposal by reason of its size and massing which would result in a dwelling significantly larger than the existing dwelling would be inappropriate development affecting the openness of the Green Belt contrary to Policy NE1 of the adopted North Wiltshire Local Plan 2011 and Government advice given in PPG2 "Green Belts".

Informatives:

1. The following policies of the Development Plan are relevant to this decision:-

North Wiltshire Local Plan 2011:- H4 and NE1

2. This decision relates to documents/plans submitted with the application, listed below.

Plan Ref: Site Location and Block Plan, Drawing showing Proposed Elevations, Proposed Ground Floor Plan and Proposed First Floor Plan received by the local planning authority 25th September 2008.

Appendices:	NONE
Background Documents Used in the Preparation of this Report:	1.20, 2.02, 4.02, 6.03