

**REPORT TO THE DEVELOPMENT CONTROL COMMITTEE** Report No.

<b>Date of Meeting</b>	<b>26<sup>th</sup> November 2008</b>
<b>Application Number</b>	<b>08/02280/FUL</b>
<b>Site Address</b>	<b>16 John Aubrey Close, Yatton Keynell</b>
<b>Proposal</b>	<b>Single storey extension</b>
<b>Applicant</b>	<b>Mr N. Witchard</b>
<b>Town/Parish Council</b>	<b>Yatton Keynell</b>
<b>Grid Ref</b>	<b>386798 176876</b>
<b>Type of applications</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 the applicant's wife is an employee of North Wiltshire District Council.

**Summary of Report**

This application is for the erection of a single storey extension to the rear of the property. The site lies within a residential area of Yatton Keynell and within an Area of Outstanding Natural Beauty (AONB). The key points to consider when determining this application are as follows:

- Implications on DC Core Policy C3.
- Implications on Policy H8 which considers residential extensions.
- Impact of the development on the AONB (Policy NE4).

**Officer Recommendation**

Planning Permission be GRANTED subject to conditions.

<b>Contact Officer</b>	Céline Le Boëdec-Hughes	01249 706 668	cleboedec-hughes@northwilts.gov.uk
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**Proposal and Site Description**

This application is for the erection of a single storey extension to the rear of the existing property.

The development site is located within John Aubrey Close which is a residential development located within the village of Yatton Keynell. The area is characterised by a mixture of dwelling types and sizes. The property is a semi-detached bungalow which forms part of a small group of properties in a cul-de-sac setting.

The plans submitted show that the extension is to be set in from the side and rear elevations and is to accommodate a bedroom and ensuite bathroom.

<b>Planning History</b>		
Application number	Proposal	Decision
	There is no planning history.	

## **Consultations**

**Parish Council** – No adverse comments.

## **Representations**

One letter of support from a local resident has been received.

## **Planning Considerations**

### Principle of the development

The proposal seeks to erect a single storey extension to the rear of the property to provide an additional bedroom and ensuite bathroom.

The development site is located within an Area of Outstanding Natural Beauty and therefore Policy C3 and NE4 are of relevance when determining this application.

The plans submitted show that the proposed extension is to be set back from the rear and side elevations of the existing dwelling and is to measure approximately 3.6m by 2.7m. The existing lean-to roof over the lounge is to be extended over the proposed bedroom extension.

### Impact of the development on the Area of Outstanding Natural Beauty:

On the basis that the proposed development represents a small extension to an existing property and is in keeping with the character and appearance of the original dwelling and area in general, it is considered that the development is acceptable and would have no adverse effect on the natural beauty of the surrounding landscape.

### Impact of the development on residential amenities:

The proposed extension is to be single storey, with a window proposed on the rear elevation. As such, the proposal will have no adverse impact on the residential amenities of adjoining occupiers.

## **Conclusion**

The proposal, by virtue of its siting, scale and design, will not be harmful to the character and appearance of the streetscene or Area of Outstanding Natural Beauty and will have no adverse impact on the amenities of adjoining occupiers. On this basis, the proposal accords with Policies C3, H8 and NE4 of the North Wiltshire Local Plan (2011).

## **Recommendations 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. The materials to be used externally for the roof and walls on the proposed development shall match that of the existing building in terms of type, colour, size and finish unless otherwise agreed in writing by the Local Planning Authority prior to works commencing.

Reason: In order to ensure the satisfactory appearance of the completed development and to comply with Policy C3 and NE4 of the North Wiltshire Local Plan (2011).

**Informatives:**

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.

Plan References

Site location plan date stamped 2<sup>nd</sup> October 2008.  
Drawing number D.NW.07/08/01 date stamped 2<sup>nd</sup> October 2008.

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

North Wiltshire Local Plan 2011:- C3, H8 and NE4

**Reason for Decision**

The proposal, by virtue of its siting, scale and design, will not be harmful to the character and appearance of the streetscene or Area of Outstanding Natural Beauty and will have no adverse impact on the amenities of adjoining occupiers. On this basis, the proposal accords with Policies C3, H8 and NE4 of the North Wiltshire Local Plan (2011).

<b>Appendices:</b>	<b>None</b>
<b>Background Documents Used in the Preparation of this Report:</b>	<b>1.20, 4.04</b>