

**REPORT TO THE DEVELOPMENT CONTROL  
COMMITTEE**

Report No.

<b>Date of Meeting</b>	<b>5<sup>th</sup> November 2008</b>
<b>Application Number</b>	<b>08/02324/FUL</b>
<b>Site Address</b>	<b>Phelps Parade, Calne, Wiltshire</b>
<b>Proposal</b>	<b>Addition of Rooflights into Existing Concrete Canopies of Retail Units</b>
<b>Applicant</b>	<b>NWDC</b>
<b>Town/Parish Council</b>	<b>Calne Town Council</b>
<b>Grid Ref</b>	<b>399772 171186</b>
<b>Type of application</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 Council is landowner and applicant.

**Summary of Report**

This application proposes the introduction of rooflights into the concrete canopies to the front of the retail units of Phelps Parade. The issues are:

- Impact on the Conservation Area.
- Impact on amenity.

**Officer Recommendation**

Subject to the receipt of no comments on matters not already discussed within the consultation period the Development Control Manager be authorised to GRANT Planning Permission.

<b>Contact Officer</b>	Charmian Burkey	01249 - 706667	cburkey@northwilts.gov.uk
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**Proposal and Site Description**

The proposal is to span, with a glazed apex construction, across the wider canopy gaps between the shops in Phelps Parade and to cut back those, which are closer together and then finish with the same glazed treatment.

<b>Planning History</b>		
Application number	Proposal	Decision
No relevant planning history		

## **Consultations**

**Town Council** - comments are awaited.

## **Representations**

No comments have been received. All comments will be reported as additional information.

## **Planning Considerations**

### Principle of development

Phelps Parade is characterised by concrete canopies which cantilever from the shopfronts and are separated in some places by only 1.4m. The impact is oppressive.

The proposal is to span, with an apex construction, across the wider canopy gaps and to cut back those which are closer together and finish with the same treatment. This will give shelter from the elements whilst allowing in light to give a better shopping environment.

### Impact on amenity

It is considered that the proposal will improve the visual amenity of this part of Phelps Parade and will comply with policy C3 of the North Wiltshire Local Plan 2011.

### Impact on Conservation Area

The proposal is part of a larger scheme for improvements to this part of Calne and will have a positive effect on the character of the Conservation Area in compliance with policy HE1 of the North Wiltshire Local Plan 2011.

## **Recommendation and Proposed Conditions/Informatives**

Subject to the receipt of no comments on matters not already discussed within the consultation period the Development Control Manager be authorised to GRANT Planning Permission subject to conditions to include the following:

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. Prior to the commencement of the development hereby permitted details of colour of the aluminium framing to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in the approved colour.

Reason: in the interests of visual amenity.

**Reason for Decision.**

The proposal will enhance this part of Phelps Parade to the benefit of Calne's shopping area in general and will enhance this part of Calne's Conservation Area in compliance with policies C3 and HE1 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>2.01, 4.01, 4.02, 5.01</b>