

**REPORT TO THE DEVELOPMENT CONTROL  
COMMITTEE**

Report No.

<b>Date of Meeting</b>	<b>30<sup>th</sup> July 2008</b>
<b>Application Number</b>	<b>08/01443/FUL</b>
<b>Site Address</b>	<b>5 Paddock End, Kington St Michael</b>
<b>Proposal</b>	<b>Two-storey side extension</b>
<b>Applicant</b>	<b>Mr A. Milloy</b>
<b>Town/Parish Council</b>	<b>Kington St Michael</b>
<b>Grid Ref</b>	<b>390405 177470</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 more than five letters of objection have been received.

**Summary of Report**

This application is for the erection of a two-storey extension to the side of the property. The site falls within the Kington St Michael Conservation Area and adjoins a public footpath. The key points to consider are as follows:

- Implications on DC Core Policy C3.
- Implications on Policy H8 which considers residential extensions.
- Impact of the development on the Conservation Area (Policy HE1).

**Officer Recommendation**

PERMIT subject to conditions.

<b>Contact Officer</b>	Celine Le Boedec-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 two-storey extension to the side of the existing property.

The development site is located within the Kington St Michael Conservation Area. The property is a detached dwelling which forms part of a small group of properties in a cul-de-sac setting.

The plans submitted show that the two-storey extension is to be set back from the front elevation and is to accommodate a garage at ground floor level and a bedroom at first floor level.

Planning History		
Application number	Proposal	Decision
	There is no planning history relevant to this proposal.	

## Consultations

**Town Council** – comments still awaited.

**County Highways** raise no highway objections to the proposal.

## Representations

Five letters of representation have been received from local residents. The following concerns have been raised:

- Out of character with the Conservation Area
- Impact on access to other properties, to the footpath and to emergency vehicles
- Reduction in number of off-street car parking spaces
- Loss of light to footpath
- Loss of light to adjoining property
- Impact on pedestrian safety
- Damage to footpath, foundations of neighbouring properties and public grass verge
- Congestion and noise during building work

## Planning Considerations

### Principle of the development

The proposal seeks to erect a two-storey extension to the side of the property to provide a garage at ground floor level with a bedroom above.

Revised plans have been received addressing concerns raised by County Highways.

The development site is located within the Conservation Area and therefore Policy C3 and HE1 are of relevance when determining this application.

### Impact of the development on the Conservation Area:

The development site forms part of a small group of dwellings located off the High Street in the Kington St Michael Conservation Area. This group of buildings includes both detached and terraced properties of modern design and form and are built out of stone or render.

The plans submitted show a two-storey extension set back from the front elevation of the dwelling by

approximately 1.5m and extending beyond the rear building line by approximately 700mm. The extension is to be 3.4m wide and 5.6m long, with the ridge height set 300mm below the ridge height of the main house. The original house incorporates two half-dormers on the front elevation and this dormer design is to be replicated on the front elevation of the extension, with a Juliet balcony proposed on the rear elevation.

The plans show that the existing dry stone wall alongside the public footpath is to be retained.

This is a simple extension which has been designed to appear subservient to the main house and is considered to sit comfortably against the original property. The proposal is in keeping and will preserve and/or enhance the character and appearance of the Conservation Area and the streetscene in general.

The proposal is considered to be in accordance with Policy HE1 of the North Wiltshire Local Plan 2011.

#### Impact of the development on residential amenities:

In terms of the impact of the proposal on the amenities of local residents, consideration has been given to the objections raised by the local residents.

It has been noted that the extension is to be sited close to the adjoining property and that this property has a window in the side elevation. However, this window provides light to a bathroom which is a secondary room and will be separated from the extension by a public footpath. It is therefore considered that the proposed extension will have a limited adverse impact on the residential amenities of the adjoining occupiers.

The extension will be adjacent to the public footpath which leads to the field located to the rear of the development site but this is not an unusual form of development or one which would significantly affect the safety or amenity of walkers.

The issues relating to noise and disturbance during construction and possible damage to the foundations of adjoining properties, the footpath or grass verge are not planning issues and have therefore not been taken into consideration.

#### Impact of the development on highway safety:

Neighbours are concerned that the proposed development will affect off-street car parking provision. County Highways have looked into this matter and following the submission of revised plans, have raised no objections to the proposal. The plans clearly show that the proposed extension will allow one car to be parked in front of the extension with a further space to be provided within the proposed garage. This arrangement meets Highway standards and therefore no objections are raised to the proposed development.

Concern has also been raised with regards to the impact the proposed extension will have on access to other properties in the cul-de-sac, to the public footpath, to pedestrian safety and for emergency vehicles. The extension itself will have no adverse impact on any of these. The fact that the occupiers of the dwelling may park on part of the highway is a highway matter on the basis that sufficient space has been provided for two cars to be parked off the road.

## Conclusion

The proposal will not be harmful to the character and appearance of the property or the Conservation Area and will have no significant detrimental impact on the amenities of the adjoining residents or highway safety by virtue of the siting, scale and design of the proposal. As such, the proposal accords with Policies HE1, C3 and H8 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 external roof tiles to be used in the development hereby permitted shall match those of the existing dwelling in colour, texture and profile, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure the satisfactory appearance of the completed development and to comply with Policy C3 and HE1 of the North Wiltshire Local Plan 2011.

4. The stonework to be used externally on the proposed development shall match that of the existing dwelling, in terms of type, colour, size and bedding of stone, coursing, type of pointing and mortar mix, 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 HE1 of the North Wiltshire Local Plan 2011.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no windows or other form of opening, other than those shown on the approved plans, shall be introduced into the elevations of the extension hereby permitted.

Reason: In the interests of residential amenity and to comply with Policies C3 of the North Wiltshire Local Plan 2011.

6. On first being built, the garage door shall be fixed to the inner face of the external wall and shall be an up-and-over type door with slideaway/retractable operating gear and permanently retained as such.

Reason: In the interests of highway safety and to comply with Policy C3 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.

- Site location plan date stamped 12<sup>th</sup> June 2008.
- Drawing number P1/A date stamped 4<sup>th</sup> July 2008.

2. You are advised that this planning permission does not override any interests that third parties may have regarding civil matters such as ownership, covenants or private rights of way. Before any works are carried out which affect land outside your ownership you should ensure the necessary consents have been obtained from all persons having an interest in the land.

If you intend carrying out works in the vicinity of the site boundary you are also advised that it may be expedient to take your own independent advice with regard to the requirements of the Party Wall Act, 1996

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

North Wiltshire Local Plan 2011:- C3, H8 and HE1

### Reason for Decision

The proposal will not be harmful to the character and appearance of the property or the Conservation Area and will have no significant detrimental impact on the amenities of the adjoining residents or highway safety by virtue of the siting, scale and design of the proposal. As such, the proposal accords with Policies HE1, C3 and H8 of the North Wiltshire Local Plan 2011.

<b>Appendices:</b>	<ul style="list-style-type: none"><li>• <b>None</b></li></ul>
<b>Background Documents Used in the Preparation of this Report:</b>	<ul style="list-style-type: none"><li>• <b>1.20</b></li><li>• <b>2.02</b></li><li>• <b>4.04</b></li><li>• <b>4.07</b></li></ul>