

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	3 rd November 2010		
Application Number	10/03420/S73A		
Site Address	Stonecroft, Longsplatt, Kingsdown, Corsham SN13 8DD		
Proposal	Rebuilding of Existing Outbuildings to Form Office, Playroom and Garden Room – Revision of 09/00869/FUL		
Applicant	Mr Gwilliam		
Town/Parish Council	Box		
Electoral Division	Box & Colerne	Unitary Member	Sheila Parker
Grid Ref	382421 167360		
Type of application	Retrospective		
Case Officer	Sue Hillier	01249 706685	sue.hillier@wiltshire.gov.uk

Reason for the application being considered by Committee

Councillor Sheila Parker has requested it be called to Committee as the plans are retrospective and to consider the relationship with adjoining properties.

1. Purpose of Report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

Box Parish Council has objected to the application.

Two letters of objection have been received.

2. Main Issues

The application is for retrospective planning permission to rebuild the existing outbuildings to form office, playroom and a garden room. This is a revision of 09/00869/FUL as the buildings have not been constructed in accordance with the approved plans, the difference being its siting approximately a metre closer to the boundary and of timber construction instead of concrete and render.

- Implications on DC Core policy C3, NE4 and NE1.

3. Site Description

The development site is located at Longsplatt in Kingsdown, Box. The site accommodates a detached dwelling in a large plot of land on the southern side of Longsplatt. Permission exists for the office, playroom and garden room.

4. Relevant Planning History		
Application Number	Proposal	Decision
05/02945/FUL	Rebuilding of Existing Outbuildings to Form Office and Sound Studio	Withdrawn
06/1056/FUL	Rebuilding of Existing Outbuildings to Form Office, Playroom and Garden Room	Permitted
09/00869/FUL	Rebuilding of Existing Outbuildings to Form Office, Playroom and Garden Room	Permitted

5. Proposal

This proposal seeks to retain a timber building rather than one of concrete and render construction as approved under reference 09/00869/FUL. Whilst being the same scale to the previously approved outbuilding this proposal has been sited between 1040mm and 1300mm from the boundary instead of 2000mm and 2400mm.

6. Consultations

Box Parish Council object as the size and mass of the building is overbearing by its close proximity to the neighbouring property. The permission granted was for a stone building with windows and white guttering. What has been built is wood cladded with no windows and black guttering.

7. Publicity

The application was advertised by site notice, press advert and neighbour consultation.

2 letters of letters of objection received

Summary of key relevant points raised:-

- Position of building 1 metre away from boundary
- Obscure views
- Taller than building it replaced
- Finished in timber, not in keeping with surrounding properties
- Building does not have any windows
- Bears no resemblance to the planning approval in existence
- Size and mass of building overbearing
- Out of keeping with the surroundings

8. Planning Considerations

The application is to regularise the constructed building. The building has been constructed between 1.04 metres and 1.30 metres away from the boundary. The original approval 09/00869/FUL was for between 2 metres and 2.4 metres away from the boundary. The materials that have been used respect the character of garden outbuildings and there are no windows that overlook any adjoining properties. The building has been built closer to the boundary than that was originally approved, however, the building, as constructed, will have a minimal increase in its impact on the neighbour and of an insufficient amount to warrant a refusal. It is considered the new structure is much enhanced than the original dilapidated building on the site and is not considered to affect the openness of the Green Belt and will also conserve the natural beauty of the surrounding Area of Outstanding Natural Beauty.

9. Recommendation

Planning Permission be GRANTED for the following reason:

It is considered the building to be acceptable and will conserve the natural beauty of the area and preserve the openness of the Green Belt. The proposal is in accordance with Policies C3, NE1 and NE4 of the North Wiltshire Local Plan 2011.

Subject to the following conditions:

1. The detached office, playroom and garden room hereby permitted shall be used wholly in conjunction with and ancillary to, the use of Stonecroft, Longsplatt, as a single dwellinghouse and shall not be used as a separate dwelling.

REASON: In the interest of residential amenity.

2. The development shall be implemented in accordance with the documents and plans submitted with the planning application listed below. No variation from the approved documents should be made without the prior approval of this Council.

Plan References

Drawings: Location Plan, Photographs, D & A Statement, No.King2a/A, No.King3a/A and No.King3p/H (Revised).

Appendices:	Appendix I: Development permitted 09/00869/FUL & current application proposals
Background Documents Used in the Preparation of this Report:	Documents: 1.20, 4.02, 4.03, 4.04, 5.01.

