

Date of Meeting	23.08.2017
Application Number	17/05690/FUL
Site Address	8 Rowan Court, Melksham, Wiltshire SN12 6HS
Proposal	Siting of a pre-made 'gazebox' (a metal framed car port cover).
Applicant	Mr Patrik Bewley
Town/Parish Council	MELKSHAM (TOWN)
Electoral Division	MELKSHAM SOUTH – Cllr Jon Hubbard
Grid Ref	390186 163041
Type of application	Full Planning
Case Officer	Kate Sullivan

1. Reason for the application being considered by Committee

This application is brought before the area planning committee because Cllr. Jon Hubbard has requested it be heard by the committee if officers are minded to recommend refusal.

2. Purpose of Report

The purpose of this report is to assess the merits of the proposal against the policies of the development plan and other material considerations.

3. Report Summary

This report appraises the principle of development; the design and the impact on the immediate area, the impact on neighbouring amenity; and following a thorough appraisal of the case, officers recommend that planning permission should be refused.

Melksham Town Council object to the application for the reasons set out within section 7 of this report. No third party representations were received.

4. Site Description

The application site relates to a detached two storey dwelling at No. 8 Rowan Court which is located within the market town of Melksham. The property is unlisted and is not located within a Conservation Area. The nearest part of the Conservation Area is over 322m to the north-east and the nearest listed building is over 259 metres to the north-east - a Grade II listed West End Public House and garden walls on Semington Road.

The site frontage is partially enclosed by a high, approximately 2.4 metre tall hedge which is shown in the site photo on the following page. The vehicle access is directly onto Rowan Court. To the east of the application site is number No.6 Rowan Court, whose garage runs along the northern site boundary positioned parallel with the proposed 'gazebox', which is also shown on the same photo.



Site location plan



Photo of site frontage

The property benefits from a side extension that includes an integral double garage. The front of the site is laid as hardstanding in a patterned and beige coloured concrete which allows for off-street car parking. Access to the existing garage would not be lost if this development is implemented

The character and appearance of the host dwelling and the immediate cul-de-sac environs are set by two storey dwellings of modern and mixed construction.



5. Planning History

W/80/00628/HIS - Two storey extension to rear of existing dwelling – Approved 24.06.1980

W/88/01378/FUL – Extensions – Approved 13.09.1988

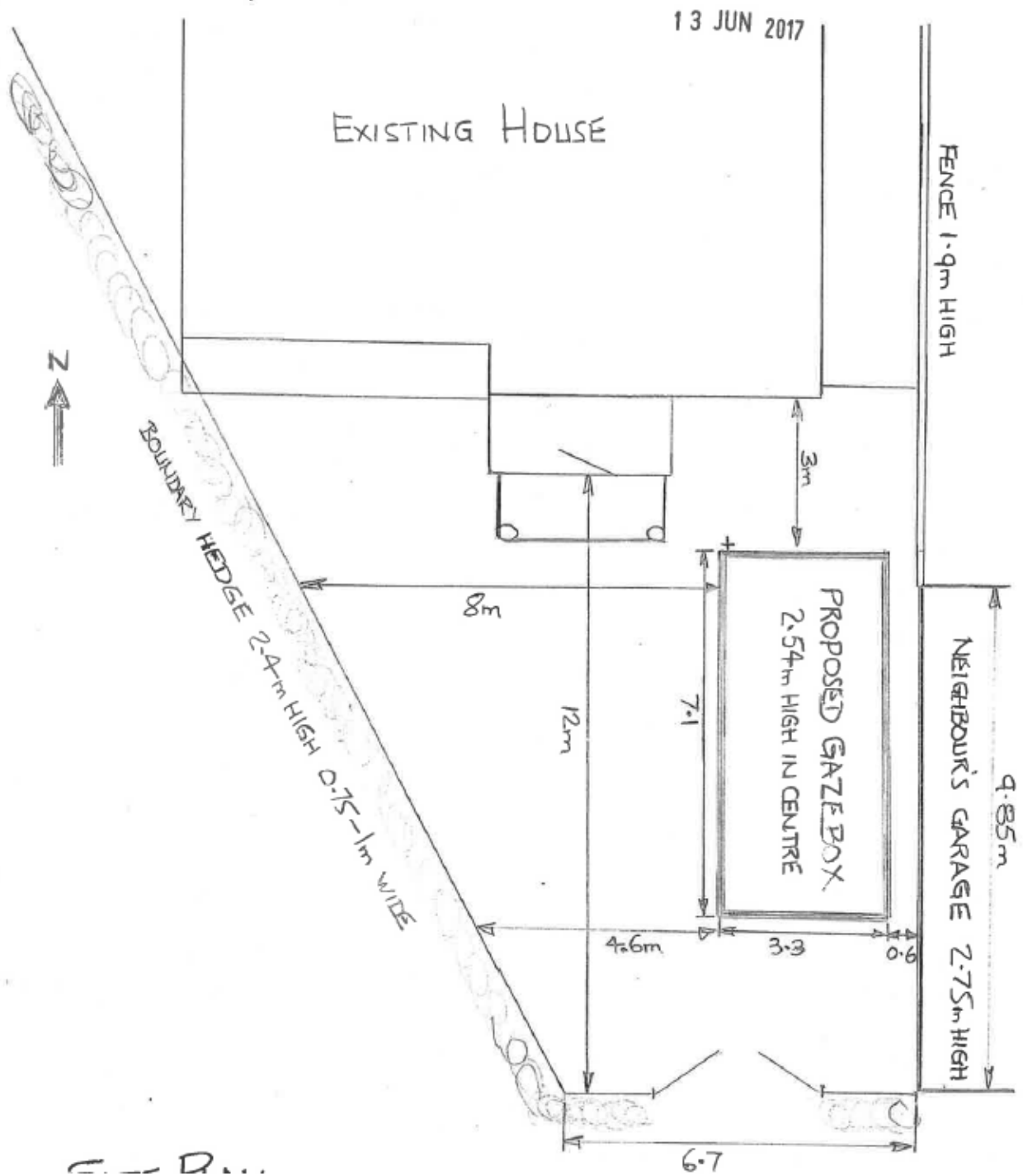
W/92/00202/FUL – Rear extension – Approved 02.04.1992

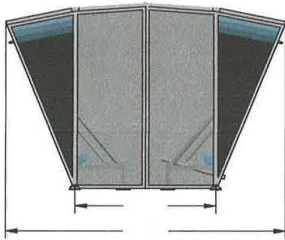
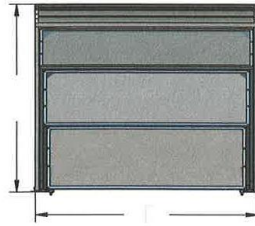
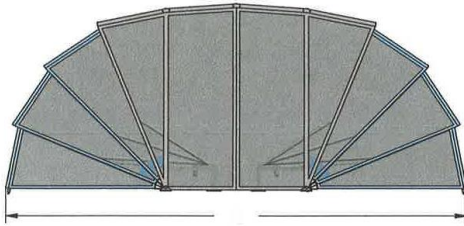
W/09/03037/FUL – Replacement of existing polycarbonate roof over conservatory with tiles to match existing lean to – Approved 14.12.2009

13/03904/FUL – Retention of CCTV cameras to property for security purposes – Approved 25.07.2014

6. The Proposal

The application seeks permission to erect a 'gazebo' which is a polycarbonate foldable cover system which is sold for use as a gazebo, car port or garage. The 'gazebo' comes with a number of options including vinyl printed panels, lighting and automatic opening. The completed application forms states that the walls of the 'gazebo' would be a zinc plated powder coated metal frame with 10mm honeycombed and smoked polycarbonate panels with UV protection. The roof would be as above finished in a grey colour. The structure would be placed on an existing concrete driveway set back about 3.4m from the site frontage and would measure circa 7.1 metres in length by 3.3 metres in width and at its highest point, would be 2.54 metres. It would be sited in the front garden behind the gates and alongside the neighbour's garage at No.6. The plan below sets out the position and size of the proposed 'gazebo' in relation to the host dwelling and the neighbouring property.





7. Planning Policy

Wiltshire Core Strategy - CP1 Settlement Strategy; CP15 - Melksham Community Area: Bowerhill; CP57 - Ensuring High Quality Design and Place Shaping
The Emerging Melksham Neighbourhood Plan
Wiltshire Local Transport Plan 2011 – 2026: - Car Parking Strategy

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

8. Summary of Consultation Responses

Melksham Town Council: Object on the grounds that the type of car port cover system would be out of keeping with the area.

Wiltshire Council Highways: No highway objection. The vehicle access would remain in the same position and sufficient off-street parking would remain on the site.

Wiltshire Council Public Protection: No comments.

9. Publicity

A site notice was displayed along the site frontage on 14 July 2017 and adjoining neighbours were individually notified by post. At the time of writing this report on 10 August, no letters of representation had been received.

10. Planning Considerations

10.1 Principle of Development - The proposed 'gazebo' is considered to be 'development' as it is designed to be permanently located in a specified location bolted to the ground and would therefore be subject to planning permission. As the development would be located forward of the front elevation of the dwelling, the proposal is not 'permitted development' and thus, consent from the local planning authority is required. The application site is located within Melksham's limits of development where there is a presumption in favour of sustainable development. The proposed development must be appraised against CP57, which the following section duly considers.

10.2 Design Issues and Impact on the Immediate Area - The proposed 'gazebo' design and use of materials would introduce an obtrusive structure at the front of the host property which would not be

reflective of any structure or material found in the immediate vicinity of the site and would, conflict with CP57 of the Wiltshire Core Strategy. Officers acknowledge that the structure would be partially screened by the Leylandii hedge and the neighbouring garage associated to No.6, however it is important to record that the screening currently available may only be temporary as the hedge may in time be removed or die and the neighbours' garage may be demolished, which would open up the site and the proposed structure even more to public view. The Town Council object raising concern about the structure appearing out of character with the area; and officer's share this concern. Policy CP57 requires new development "*to create a strong sense of place through drawing on the local context and being complementary to the locality*". Within paragraphs 17, 56 and 125 of the NPPF, the Government sets great importance on securing good design in new developments. Good design is seen as being a key aspect of sustainable development and new development should contribute positively to making places better for people. In this particular case, the proposed 'gazebox' would be a visually discordant feature viewable from public vantage points and is considered contrary to CP57 of the Wiltshire Core Strategy and conflicts with the NPPF.

10.3 Impact on Neighbouring Amenity - The 'gazebox' has a number of 'additional extras' available to the applicant as part of its installation. Although these have not been stated within the application form, additional concern would be raised if the lighting and/or mechanical openings were installed either at the time or retrospectively as these could have additional impacts on the street scene and neighbouring dwellings. The submitted technical data includes information about automatic opening and LED internal lighting kits which are supplied as standard with the 'gazebox' with a choice of lighting colours. However no specific details have been included. If permission is granted for the 'gazebox', officers would recommend that a planning condition is imposed to secure further details of any lighting and mechanical opening.

10.4 Impact on Highway Safety - The Wiltshire Council Highways authority was consulted on this proposal and have raised no highway safety objection on the basis that sufficient off street parking would be retained and the vehicle access to the property would not be altered. The proposal is therefore considered to comply with Policies CP61 and CP64 Wiltshire Core Strategy.

11. Conclusion (The Planning Balance)

The proposed car port structure referred to as a 'gazebox' by virtue of being sited at the front of the host dwelling and visible from public vantage points would be out of keeping with the character of the area and would introduce a discordant feature in the street scene contrary to CP57 and the Wiltshire Core Strategy and paragraphs 17, 56 and 125 of the NPPF. The proposal is therefore recommended for refusal.

12 Recommendation – Refuse for the following reason

1. The proposed car port structure referred to as a 'gazebox' by virtue of being sited at the front of the host dwelling and visible from public vantage points, would be out of keeping with the character of the area and would introduce a discordant feature in the street scene contrary to CP57 and the Wiltshire Core Strategy and paragraphs 17, 56 and 125 of the NPPF.