

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	09.02.2011		
Application Number	W/10/03650/FUL		
Site Address	112 Beanacre Wiltshire SN12 7PZ		
Proposal	Part retrospective application for extensions to dwelling, replacement garage with first floor storage area and erection of 2 metre boundary wall		
Applicant	Mr Lee Hazel		
Town/Parish Council	Melksham Without		
Electoral Division	Melksham Without North	Unitary Member:	Mark Griffiths
Grid Ref	390713 166426		
Type of application	Full Plan		
Case Officer	Miss Jennifer Fivash	01225 770344 Ext 5297 jennifer.fivash@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor Griffiths has requested that this item be determined by Committee due to:

- * Relationship to adjoining properties
- * Design - bulk, height, general appearance

1. Purpose of Report

To consider the above application and to recommend that planning permission be refused.

Neighbourhood Responses

1 letter of support and 1 letter of objection

Parish/Town Council Response

Objects to the development proposal for the reasons stated within section 7.

2. Main Issues

The main issues to consider are:

- Impact on Residential Amenity
- Impact on Street Scene

3. Site Description

The application site contains a detached bungalow. The bungalow is set back from the road with a detached garage which is dilapidated and in a state of collapse. The front boundary hedge has been

thinned to make way for a 2 metre wall which forms part of the application. The bungalow has a long rear garden which borders agricultural fields and a brook. To the south west of the site is a public right of way.

The surrounding dwellings are detached bungalows with rooms in the roof on the south of the road and two storey dwellings on the north side of the road.

4. Relevant Planning History

None

5. Proposal

The application seeks permission for the erection of two extensions to the property, the erection of a detached garage to replace the existing and the erection of a 2 metre boundary wall. The two extensions would be located at either end of the existing bungalow with ridge heights the same as the existing property. One of the extensions would extend to the rear of the property providing a pool at ground floor level and bedroom at first floor level. The proposal also involves alterations to the dwelling including removing the existing block work and finishing in stone, raising the roof the existing gable front extension and alterations to the fenestration.

The proposed south extension would be 3.2 metres by 9.1 metres with a height of 5.8 metres to the ridge.

The proposed north extension would be 3.2 metres by 8.9 metres with a height of 5.8 metres to the ridge.

The proposed rear extension would be 7.6 metres by 14 metres with a height of 5.8 metres to the ridge.

The proposed replacement garage would be 7.4 metres by 6 metres with a height of 6 metres to the ridge.

6. Planning Policy

West Wiltshire District Plan First Alteration 2004
C31A Design
C38 Nuisance

SPG Design Guidance House Alterations and Extensions

7. Consultations

Melksham Without Parish council

Object to the visual effect of the second storey room over the garage as they are concerned about the excessive height and consider it to be unacceptable. It is replacing a one storey garage and is in front of the normal building line. They have noted the request for storage space, but consider six bedrooms in the house as adequate. The Councillors also feel two metres high for a front boundary is excessive especially as the house is set back from the road. They ask the hedge be retained.

Highways

No highway objection.

Wessex Water

Council should be satisfied with the arrangement for the disposal of foul and surface water flows.

Environmental Health (PROTECTION)

No objections.

Drainage Engineer (Tech Services)

Comments relate to soakaways, septic tank and a non return valve and size, driveway surface should be of a permeable material and the pool backwash.

Public Rights of Way

I have been out to this location and have seen that most of the work which will affect the Public Right of Way MELW109 has already taken place, I would request that the Public Right of Way is kept clear at all times during the work and that any material which is placed or falls on to the Public Right of Way is removed immediately. Should any work require the temporary closure of the Public Right of Way the applicant should apply for a temporary closure of. I would also request that the surface is returned to the original condition that it was in prior to the commencement of the works.

8. Publicity

The application was advertised by site notice/press notice /neighbour notification.

Expiry date: 24 December 2010

Summary of points raised:

1 letter of support. 1 letter of objection received. Comments relate to:

- Overshadowing
- Screen shown on plans is within neighbours boundary not application site
- Boundary wall finish
- Soil Pipes
- Foundations

9. Planning Considerations

9.1 Residential Amenity

The proposed two storey extension replacing the existing single garage would have a detrimental effect on the amenities of 111b Beanacre due to the extensions position, mass and bulk. The proposed extension would overshadow two windows serving habitable rooms which would create an unacceptable level of loss of light to the habitable rooms over the existing situation. Due to the bulk of the extension and its close proximity to the boundary the proposal would dominate and overshadow the garden of 111b Beanacre detrimentally harming the amenities and enjoyment of the property contrary to the provision of the policy C38 and the guidance contained within the SPG.

9.2 Street Scene

The proposed extensions and alterations to the dwelling would not harm the character of the area. The proposed garage is located in the same position as the existing and although would be taller than the existing dilapidated garage the proposal would not be out of keeping due to the other examples forward of the front elevation of the property and is therefore considered to be acceptable.

The proposed wall would be screened behind the existing landscaping however without this the proposed wall is considered to be in keeping with the area and not cause any harm the character of the area and is therefore considered to be acceptable.

9.3 Design

The overall design of the proposed extensions and alterations would be an improvement to the existing bungalow and would be considered to be acceptable except for the detrimental impact on the neighbouring amenities.

9.4 Conclusion

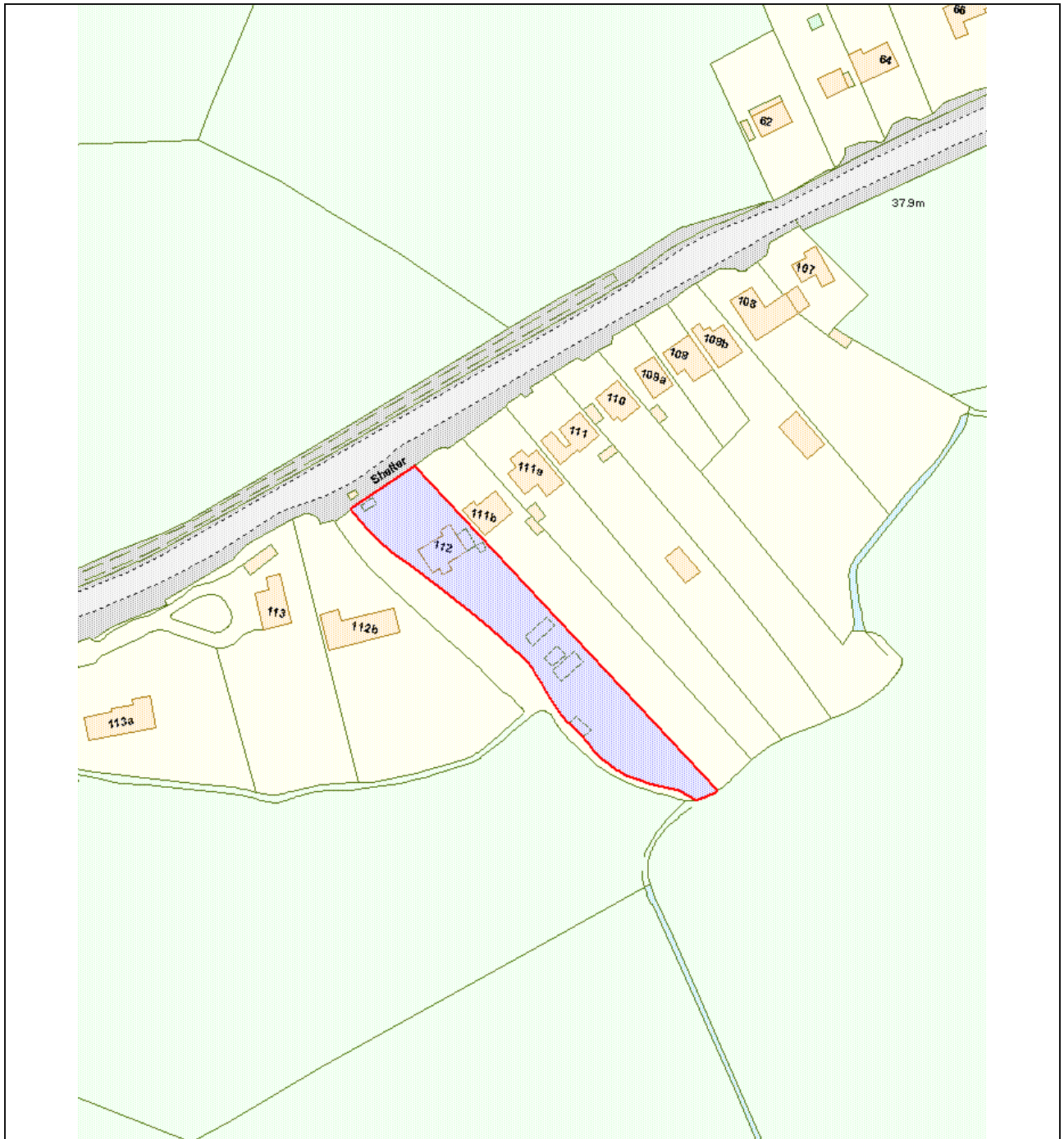
The proposal does not comply with policy and planning permission should be refused.

Recommendation: Refusal

For the following reason(s):

- 1 The proposed two storey extension, replacing the existing single garage, by reason of its position, mass, bulk and height would dominate and overshadow the neighbouring property (111b Beanacre) by reason of a detrimental loss of light to habitable rooms and dominating the amenity space associated with the neighbouring property resulting in detrimental harm the amenities of 111b Beanacre contrary to the provisions of policy C38 of the West Wiltshire District Plan First Alterations 2004 and the guidance contained within the SPG for House Alterations and Extensions.

Appendices:	
Background Documents Used in the Preparation of this Report:	



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MSA: 100022961

RELEVANT APPLICATION PLANS

- Drawing : 2075/1 received on 12.11.2010
- Drawing : 2075/2 received on 12.11.2010
- Drawing : 2075/4 received on 12.11.2010
- Drawing : 2075/3 received on 12.11.2010
- Drawing : 2075/5 received on 12.11.2010
- Drawing : 2075/6 received on 12.11.2010
- Drawing : 2075/7 received on 12.11.2010
- Drawing : 2075/9 received on 12.11.2010
- Drawing : 2075/8 received on 12.11.2010
- Drawing : 2075/10 received on 12.11.2010
- Drawing : 2075/P received on 12.11.2010