

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Item No.

Date of Meeting	21.04.2010		
Application Number	W/10/00226/FUL		
Site Address	48 Church Lane North Bradley Wiltshire BA14 0TE		
Proposal	Single storey extension to front and side		
Applicant	Mr Wayne Gapper		
Town/Parish Council	North Bradley		
Electoral Division	Southwick	Unitary Member:	Francis Morland
Grid Ref	385546 154913		
Type of application	Full Plan		
Case Officer	Miss Carla Rose	01225 770344 Ext 283 carla.rose@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor Morland has requested that this item be determined by Committee to allow the committee to decide whether the Inspectors reasons for dismissing the appeal have been overcome.

1. Purpose of Report

To consider the above application and to recommend refusal.

2. Main Issues

The main issues to consider are:

Planning history
Street scene
Neighbouring amenity

3. Site Description

48 Church Lane forms one half of a semi-detached dwelling. The property is located at the end of a row of semi-detached residential properties and is located next to a school.

The front elevations of the row of semi-detached properties are relatively unaltered. The semi-detached property as a whole is rendered and has a concrete interlocking tiled roof.

4. Relevant Planning History

09/01919/FUL - Single storey annexe extension – Refused- 20.08.2009
Appeal

09/00066/REF - Single storey annexe extension – Appeal dismissed – 10.12.2009

5. Proposal

A single storey extension is proposed to the front and side of the property.

The side extension would be approximately 3.5m to the ridge and approximately 2.2m to the eaves. It is proposed to project 2 metres in front of the existing front elevation.

The front extension is proposed to be joined to the side extension and have a sloping roof. It wraps around the building at the south-west corner. The extension is proposed to be approximately 3.5m to the ridge and 2.2m to the eaves.

A window and door is proposed in the front elevation. Two velux windows are proposed in the roof of the side extension. A ground floor window is proposed in the rear elevation. Matching materials are proposed to be used for the extensions.

Existing vegetation is proposed to be removed and a new car parking area and access is proposed to the front of the property. Retaining walls and steps are proposed alongside the parking area. The car parking boundary treatment is proposed to be concrete brickwork and render.

6. Planning Policy

West Wiltshire District Plan 1st Alteration 2004
C31a - Design
C38 - Nuisance

Supplementary Planning Guidance on house alterations and extensions - Adopted July 2004

7. Consultations

Town/ Parish council

North Bradley Parish Council would like to support the application subject to two conditions. They also requested that the visual impact is considered. The first condition is that the porch should be reduced to 1.5 metres so that the front extension is less intrusive. The other condition was that there should be no objections from the neighbours.

Highways

The Highway Authority has recommended no objections subject to conditions. They recommended that 'the parking area should be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority'. They also recommended that the 'the gradient of the proposed drive shall not be steeper than 1 in 15.'

8. Publicity

The application was advertised by site notice and neighbour notification.

Expiry date: 11th of March 2010

Summary of points raised:

No response received

9. Planning Considerations

9.1 Planning history

A previous planning application for a single storey annexe extension was refused for the following reason:

'The proposed extension on the front of this semi-detached property would introduce a visually discordant element by reason of its mass, location and design which would appear as an incongruous addition to the original dwelling. This would harm the symmetry of this pair of semi-detached houses and would have an adverse impact upon the street scene contrary to policy C31A of the West Wiltshire District Plan 1st Alteration 2004 and the Council's adopted supplementary planning guidance on House Alterations and Extensions 2004.'

An appeal was then made and subsequently dismissed by the Planning Inspectorate. The Planning Inspectorate stated that the previously refused application would 'create a visually dominant feature that would disrupt the balanced proportions of the semi-detached pair of houses. It would be clearly at odds with the development pattern described above. This would appear discordant and incongruous – adverse effects that would be easily seen from the street, given the intended removal of vegetation to form a parking area.'

Following the appeal decision the applicant has reduced the front projection by approximately 2.1m. The extension is no longer proposed to span the full width of the property frontage and a mono-pitch lean-to roof is now proposed instead of a gable roof. Even so the proposed extension would still project by 2 metres in front of the dwelling.

It is acknowledged that the proposed front extension has been reduced in size and footprint and that the design has changed. However, this is not considered sufficient to overcome the original reason for refusal or the decision to dismiss the appeal by the Planning Inspector.

This is because the proposed extension would still be a visually discordant element and incongruous addition by reason of its mass and prominent location and position on the front elevation. It is the mass and prominence on the principal elevation that makes the proposed front extension harmful to the pair of houses and the street scene.

This is because it would continue to unbalance the symmetry of this pair of houses. The proposed porch remains a discordant element because it extends for two metres beyond the front elevation, which combined with its width of 4.3m and incongruity of the roof slope would be overly prominent and harmful to the symmetry of the semi-detached pair. As a result of this the proposed extension would harm the symmetry of the pair of semi-detached properties and would be harmful to the street scene.

9.2 Street scene

Supplementary Planning Guidance advises that 'front extensions should be small, sympathetic additions in scale with the original house and should not detract from the street scene.'

The proposed front extension would be visible from the street scene because of its prominent location and mass. Furthermore the proposed extension is considered overly large for a porch. The plans indicate that a car parking area and an access is proposed. The removal of the vegetation and the creation of this car parking area and access would make the front extension more prominent within the street scene resulting in a visually discordant and incongruous addition.

It can be seen that the row of semi-detached properties have undergone some changes to their appearance. However, these are not excessively large. The Planning Inspectorate in his report commented that 'these are generally minor in nature and have not materially affected the properties' symmetrical character when viewed from the street.' Even though the front extension has been reduced in size it is still large in comparison to other development within the row of semi-detached properties and is overly large for the purpose stated.

9.3 Neighbour amenity

There would be no harm to neighbouring amenity. This is because the proposed windows are at ground floor level. Two velux windows are proposed in the roof of the side extension. These windows

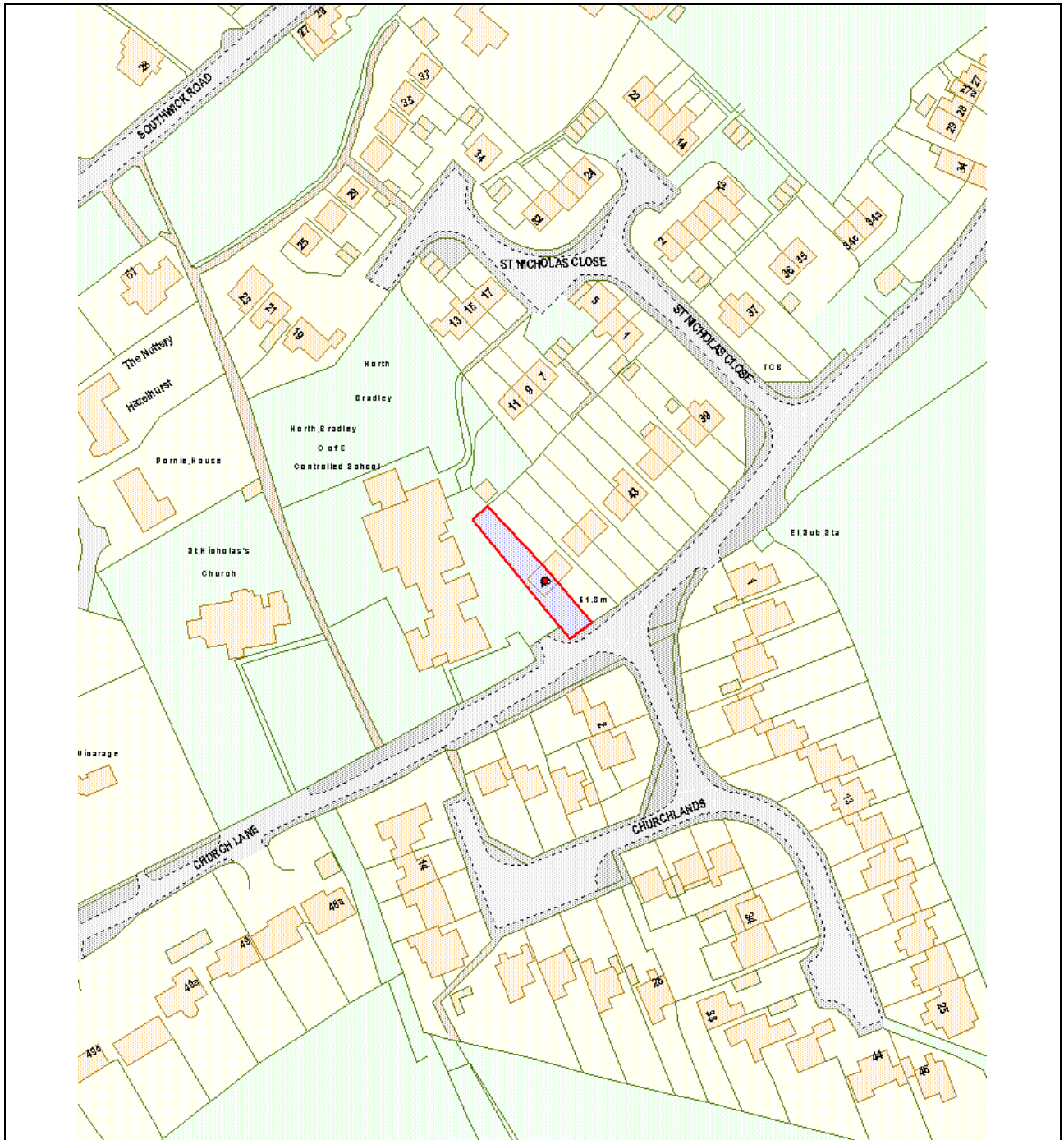
are set high in the roof and are proposed alongside a car park serving a school therefore there would be no harm.

Recommendation: Refusal

For the following reason(s):

- 1 The proposed extension on the front of this semi-detached property would introduce a visually discordant element by reason of its mass, location and design which would appear as an incongruous addition to the original dwelling. This would harm the symmetry of this pair of semi-detached houses and would have an adverse impact upon the street scene contrary to policy C31A of the West Wiltshire District Plan 1st Alteration 2004 and the Council's adopted Supplementary Planning Guidance on House Alterations and Extensions 2004.

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



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MSA: 100022961

RELEVANT APPLICATION PLANS

Drawing : SURVEY AS EXISTING received on 26.01.2010

Drawing : PROPOSED EXTENSION received on 26.01.2010

Drawing : SITE PLAN received on 26.01.2010