

# REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Item No.

Date of Meeting	21.04.2010		
Application Number	W/10/00495/FUL		
Site Address	Land Rear Of 28 St Marys Close Hilperton Wiltshire		
Proposal	Proposed new dwelling		
Applicant	CADFAN Developments		
Town/Parish Council	Hilperton		
Electoral Division	Hilperton	Unitary Member:	Ernie Clark
Grid Ref	386547 159952		
Type of application	Full Plan		
Case Officer	Miss Jennifer Fivash	01225 770344 Ext 297 jennifer.fivash@wiltshire.gov.uk	

## Reason for the application being considered by Committee

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

- \* Design - general appearance
- \* Environmental

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### 1. Purpose of Report

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

### 2. Main Issues

The main issues to consider are:

- Principle of development
- Residential Amenity
- Street Scene
- Density
- Design
- Landscaping
- Highways

### 3. Site Description

The application site contains a vacant plot at the end of Millards Close. The site is roughly square in shape and is fenced off from the existing development. To the rear of the site is a piece of land previously used as gardens, set behind existing dwellings fronting onto Marsh Road, which has recently be granted planning permission for the erection of 18 dwellings.

The application site is surrounded by detached and semi detached two and three storey dwellings with detached garages. The level of the site is lower than the residential development around it.

#### **4. Relevant Planning History**

W/09/03585/FUL – Erection of 18 dwelling houses with access road and parking – Permission 31.03.2010

05/01575/FUL – Dwelling – Refused 31.10.2005 Allowed on Appeal 03.05.2006

#### **5. Proposal**

The application seeks permission for the erection of a dwelling and detached garage. Permission was granted at appeal in 2006 for the erection of a detached dwelling in this location.

The application seeks to amend the design of the approved dwelling by:-

- \* altering the design of the porch
- \* the erection of a single storey rear extension
- \* alterations to the fenestration
- \* an increase in height
- \* alterations to the internal layout of the dwelling

The proposed porch would project 1.35 metres, would be 3 metres wide with a height of 3.3 metres at the highest point. It would be larger than the approved porch but would be of similar design to others within Millards Close. The previously approved porch is of a lighter construction comprising a roof supported by columns and would project by 1.1 metres, would be 2.3 metres wide with a height of 3.3 metres at its highest point.

The proposed single storey extension would be project by 2.5 metres with a width of 6 metres and a height of 3.8 metres at the highest point. It would be of a lean to design with a roof light in its roof. Upon completion of the dwelling this addition could be built in the future under permitted development.

The height of the proposed dwelling would increase by 0.7 metres.

The changes alter the internal layout and accommodation by adding a utility room and additional kitchen space on the ground floor and by combing to small bedrooms into one thereby reducing the number of bedrooms from five to four.

The detached garage would be in the same location and scale as that approved under reference 05/01575/FUL.

#### **6. Planning Policy**

Wiltshire and Swindon Structure Plan 2016  
DP1 Priorities for Sustainable Development  
DP7 Housing in Towns and Main Settlements  
DP9 Reuse of Land and Buildings  
T6 Demand Management  
RLT1 Recreation, Sport and Leisure

West Wiltshire District Plan First Alteration  
H17 Village Policy Limits  
H24 New Housing Design  
T10 Car Parking  
U2 Surface Water Disposal  
I3 Access for everyone  
C31A Design  
C32 Landscaping

C34A Resource Consumption and Reduction  
C38 Nuisance

PPS 1 Delivering Sustainable Development  
PPS 3 Housing

Leisure and Recreation Development Plan Document  
LP4 Providing recreation facilities in new development

SPG Design Guide July 2004  
SPG Residential Design Guide Adopted November 2005

## **7. Consultations**

### Town/ Parish council

Hilperton Parish Council – Object. Single storey rear extension and porch would be overdevelopment of the site. Request a condition should the Council be minded to approve. Comments received 31 March 2010.

### Highways

Highway Authority – No highway objection subject to condition. Comments received 1 April 2010

### Wessex Water

Wessex Water – No objection. Comments received 1 April 2010.

### Drainage Engineer (Tech Services)

Drainage Engineer – Condition for surface water drainage. Comments received 22 March 2010

## **8. Publicity**

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

Expiry date: 6 April 2010

Summary of points raised:

4 Letters of objection received (2 from the same household). Comments relate to:

- Parking
- Outlook
- Distance from property
- Loss of light
- Issues of boundary
- Access
- Loss of privacy

## **9. Planning Considerations**

### 9.1 Principle

The application site is located within village policy limits and the principle of a dwelling in this location has previously been accepted subject to complying with policies H17, C31A and C38.

There is an extant permission for the erection of a detached three storey dwelling on site under planning reference 05/01575/FUL which was allowed at appeal. The proposal seeks to vary the scale and appearance of the approved scheme. The dwelling's position, the layout of the site, the landscaping and the access to the site will be as previously approved.

## 9.2 Residential Amenity

The proposed development would be located 11.5 metres from the neighbouring properties. The position of the proposed dwelling has not been altered as part of this application. The dwelling would not overlook the surrounding neighbours due to there being no windows in the side elevations. Considering the proposed properties to the rear of the site, the proposal would not harm the amenities of the proposed dwellings due to the distance between them and the angle of the proposed development. No 51 Millards Close presents a flank elevation to the applications site with two small windows. The proposal would not cause any overlooking or loss of light to these windows due to their position on the building and the design and position of the proposed dwellings fenestration. It is therefore considered that the proposal would not have an adverse affect on the amenities of the existing or future occupiers of the surrounding neighbours.

## 9.3 Street Scene

The proposed dwelling would not harm with character of the area, due to the position of the proposed dwelling creating an end stop to Millards Close. The scale of the building would be in keeping with the area and is considered to be acceptable.

The proposed increase in height would not harm the character of the area due to the site being set at a lower level and with the increase of 0.7 metres would allow the building to appear the same height as the existing buildings adjoining the site.

## 9.4 Design

The proposed design of the dwelling would be similar to the existing dwellings along Millards Close which is considered to be acceptable. The alterations to the fenestration and insertion of roof lights are in keeping with the character of the building and the vernacular. The proposal would be constructed from materials matching the existing buildings. A condition has been attached to this recommendation for samples of the proposed materials to be submitted for approval.

The proposed extensions to the proposed dwelling would be sympathetic and would not harm the character of the proposal but would mirror the existing built form within the area and are considered to be acceptable.

## 9.5 Highways

### Access

The proposal would maintain the same access as approved which would involve one access onto Millards Close next to the existing access for number 32. The access is considered to be acceptable due to harming the public highway.

### Parking

The proposal would provide 2 parking spaces on site in the form of the detached garage and the driveway. This is considered to be acceptable for a four bedroom dwelling providing enough parking on site so as not to add to the existing on street parking.

## 9.6 Landscaping

The proposal would incorporate a mix of hard and soft landscaping on site. To ensure that satisfactory landscaping is provided on site a condition has been attached to this recommendation for a full landscaping scheme to be submitted for approval and then carried out in accordance with the approved details.

9.7 The proposal complies with policy and planning permission should be granted subject to conditions.

**Recommendation:           Permission**

**For the following reason(s):**

**The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.**

**Subject to the following condition(s):**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a.

- 3 No development shall commence on site until details of internal ground floor levels, which shall ensure that the height of the dwelling hereby approved does not exceed that of neighboring dwellings, has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be carried out in accordance with the approved details

REASON: In the interests of visual amenity and the character and appearance of the area.

West Wiltshire District Plan 1st Alteration 2004 – POLICY: C31a.

- 4 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: U2

- 5 No development shall commence on site until details of the works for the disposal of sewerage have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.

REASON: To ensure that the proposal is provided with a satisfactory means of drainage.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: U1a

- 6 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include
- \* indications of all existing trees and hedgerows on the land;
  - \* details of any to be retained, together with measures for their protection in the course of development;
  - \* all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
  - \* finished levels and contours;
  - \* means of enclosure;
  - \* car park layouts;
  - \* other vehicle and pedestrian access and circulation areas;
  - \* hard surfacing materials;
  - \* minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
  - \* proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
  - \* retained historic landscape features and proposed restoration, where relevant.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a and C32

- 7 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a and C32

- 8 The development hereby permitted shall not be first occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a

- 9 The dwelling shall not be occupied until a means of vehicular access to the public highway has been constructed in accordance with detailed plans which have been submitted to and agreed in writing by the Local Planning Authority. The access shall be maintained for use by vehicles thereafter.

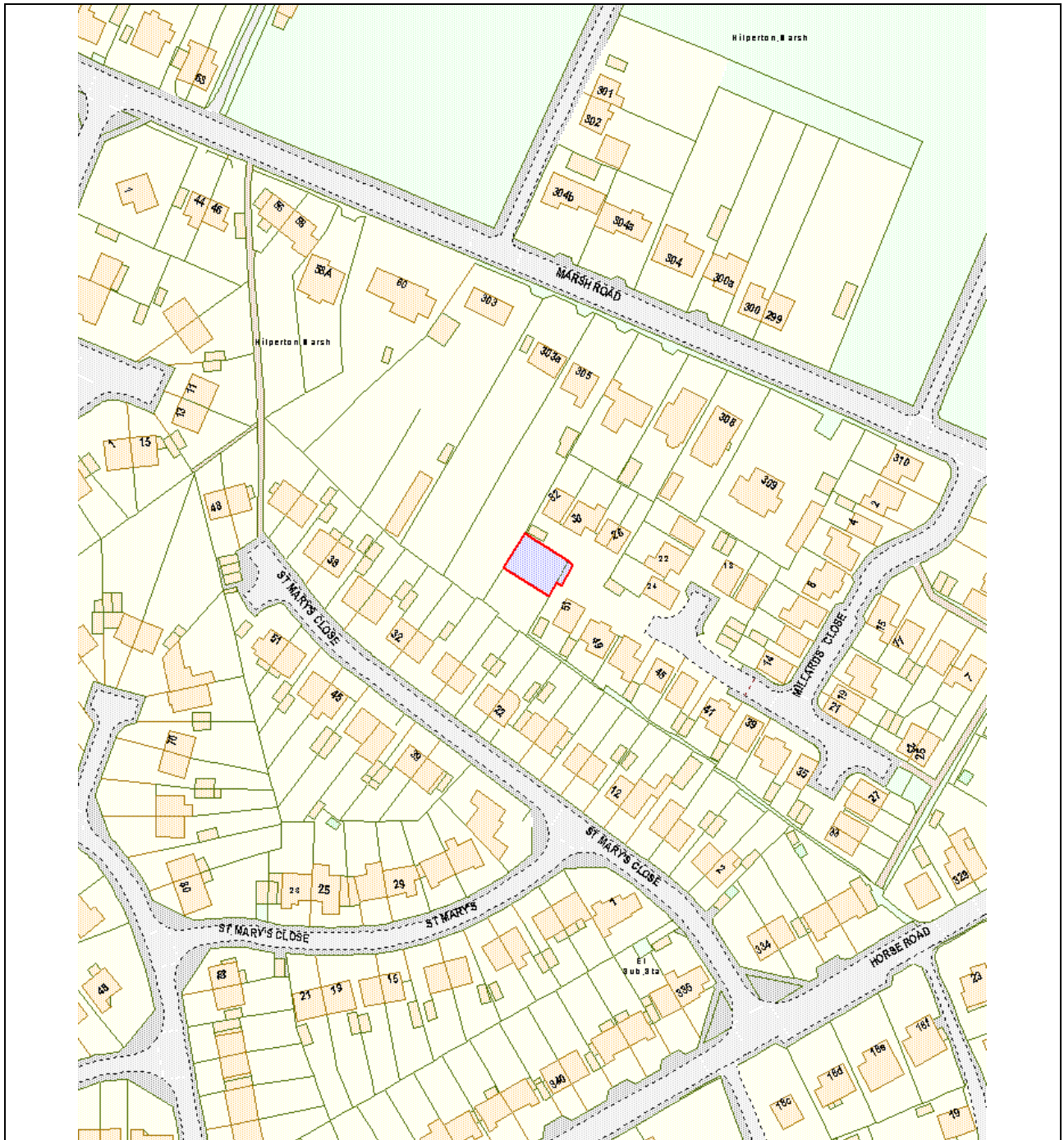
REASON: In the interests of highway safety

West Wiltshire District Plan First Alteration 2004 Policy C31A

**Informative(s):**

- 1 The attention of the applicant/developer is drawn to the contents of the letter from Wessex Water dated 31 March 2010.

<b>Appendices:</b>	
<b>Background Documents Used in the Preparation of this Report:</b>	



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MSA: 100022961

## RELEVANT APPLICATION PLANS

Drawing : AH2010/05 SHEET 1 OF 3 REV B received on 10.03.2010  
Drawing : AH2010/05 SHEET 2 OF 3 REV A received on 10.03.2010  
Drawing : AH2010/05 SHEET 3 OF 3 REV A received on 10.03.2010