

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Report No.

Date of Meeting	16 th May 2012		
Application Number	N/12/00534/FUL		
Site Address	The Old Hall, The Street, Grittleton		
Proposal	Conversion and Enlarged Extension to Garage to Form Granny Annexe (Part Revision of N/11/02918/FUL)		
Applicant	Mr N Ridler & Miss L Pierce		
Town/Parish Council	Grittleton		
Electoral Division	ByBrook	Unitary Member	Jane Scott
Grid Ref	386194 180212		
Type of application	FULL		
Case Officer	Mandy Fyfe	01249 706638	mandy.fyfe@wiltshire.gov.uk

Reason for the application being considered by Committee

This application has been referred to the Northern Area Planning Committee at the request of Councillor Scott as the Parish Council have some concerns regarding the application

1. Purpose of Report

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

1 letter of objection

2. Main Issues

The main issues in considering the application are:

- Principle of development on Policies C3, NE4, NE14, HE1, HE4 and H8 of the adopted North Wiltshire Local Plan 2011
- Provision of on site parking
- Visual amenity, character and appearance of the Conservation Area
- Impact on adjoining residential properties
- Impact upon neighbouring Listed Building

3. Site Description

The Old Hall is a detached two storey dwelling that was built in the 1990's following the demolition of the old Village Hall. It is constructed of natural dressed stone, stone quoins and with natural stone slates and white painted timber joinery. It has two distinctive gables with plain barge boards and decorative barge board for the centred front entrance. In the front and to the east side of the dwelling is a detached stone garage which is accessed by a driveway between two stone pillars. Part of the driveway provides a right of way to several properties including School Lane Cottage and Webbs Cottage.

4. Relevant Planning History		
Application Number	Proposal	Decision
11/02918/FUL	Conversion and extension to garage to annexe, erection of two single storey extensions to dwelling. Planning permission was granted last year by the Northern Area Planning Committee for the erection of two single storey side extensions to form additional storage space to be attached to the dwelling. Permission was also granted to extend and convert the existing garage into a granny annexe. Parking and turning would be between the house and garage. The separate right of way leading to School Lane would remain unaffected by the development.	Permitted
91/01649/FUL	Erection of a detached dwelling with detached garage	Permitted
90/01589/OL	Outline – erection of 2 semi-detached houses and formation of vehicular access Amendment to previous permission	Permitted
88/01617/OL	Outline for two semi-detached dwellings and formation of new vehicular access	Permitted

5. Proposal

The proposal as originally submitted was for firstly; the erection of a wide single storey extension to the east of the dwelling to form a hallway and two storerooms with a roof that formed a monopitch attached to the existing roofline. This would have involved enlarging the applicant's property by purchasing some of the adjoining neighbour's garden and erecting a boundary wall between the two as specified within the original DAS. The single storey extension on the west side of the dwelling would not be changed and this already has permission under the previous scheme.

Revised plans were then submitted on 21st March and these show that the large monopitched roof on the eastern side of the dwelling closest to Wych Elm has now been deleted along with the enlarged storerooms. As a result the reference to the permitted single storey extensions to either side of the dwelling have now been omitted from the description as these already have planning permission and can be implemented in their own right.

The second part of the scheme is again for the conversion of the double garage to a one-bedroomed granny annexe as permitted. This building is constructed in the same materials as the dwelling and has a floor area of 30m². It has an eaves height of 2.3m and a ridge of 5.3m. The front timber doors of the garage face to the west facing the driveway and right of way to several properties behind the house. The previous permission granted a 2m addition to the southern elevation of the garage to provide a kitchen with a bathroom in the roof space. The original plans of this current application still proposed the southern two storey addition as before, but with the proposed additional garden, this would have given space for a further 2m addition to the lounge and bedroom above.

However with the submission of the revised plans on 21st March, the eastern two storey extension has now been omitted as the additional garden area land is no longer part of the scheme. Instead, the proposal is to retain the southern 2m deep extension and now to have an additional 1m deep extension to the north adding a further 10,4m² in floor area. The new floor area would provide an enlarged lounge area with a pedestrian door and window at ground floor facing north and an

additional bedroom area which would now have a double casement in the new gable end also facing the applicant's front elevation. The ridge line of the proposal would match the existing ridge line, so giving the garage an footprint of an elongated cross. As before the timber entrance doors on the west elevation of the garage would be removed and replacement glazing would be inserted including a triangular shaped glazed window in the gable end. No windows or rooflights are proposed on the east elevation. In addition the south facing elevation facing the highway would now have three windows: two at ground floor for the kitchen and one in the gable end shower room, instead of the two previously proposed. No separate amenity area has been designated for this annexe and the two trees in front of the building to the south would be retained.

6. Consultations

Grittleton Parish Council: *Original Comments:* We are not able to support the application for the following reasons:

- The Parish Council consider that the line of the driveway over which a right of access to properties in School Lane exists is misrepresented on the submitted plans;
- The presented extensions to the garage will further reduce space for parking at The Old Hall potentially having implications for the right of access;
- The proposed store room will potentially impede the right of access to School Lane;
- The Design & Access Statement is inaccurate.

Further comments:

- The Design and Access Statement which accompanied the initial set of revised plans; referred to the purchase of additional land by the applicant - the Parish Council understand that this is no longer the case and therefore the DAS may be inaccurate;
- The initial set of revised plans (February 2012) did not show the second extension to the garage. The Parish Council had understood that the area on which this extension will be sited was designated as one of the three car parking spaces. Need clarification and confirmation from Highways that they have taken account of this change.
- Need clarification regarding the rights of way over adjoining properties and the status that they enjoy when an application is submitted.

Highways: *Original comments:* They are happy in principle that the proposed conversion of the garage into a granny annexe and that the site appears to be able to accommodate adequate parking within the site boundary. No highway objection subject to conditions.

Revised Comments: They are happy that even if the garage conversion encroaches on an "identified" parking space that the driveway area is still able to accommodate three spaces that the house requires with the annexe being linked to the main dwelling and not requiring any additional parking for itself. Access over a shared driveway is a private right between the joint owners, it is a private matter and there is little that the (Council) can do except for trying not to allow something which could lead to neighbour conflict.

Archaeology: No comments or objections to scheme.

Conservation Officer: The application seems to be same as the previous one but with an extended former garage. My comments are the same as before. I am still of the opinion that the alterations and extension to the garage are unsympathetic to the parent building, adjacent listed buildings and surrounding conservation area. By increasing the size of the converted garage to a small house the detrimental impact on this development on the adjacent listed buildings and conservation area will be exacerbated. The development will be contrary to the National Planning Policy Framework 2012 section 12. The comments regarding the scale of the design of the garage that is to become a granny annexe remain as before and the recommendation is one of refusal.

Tree & Landscape Officer: No objections in principle to the proposed development as the distance from the garage to the Sycamore and Ash trees remains the same. Recommend condition.

7. Publicity

The application was advertised by site notice, press advert and neighbour consultation and following the submission of revised plans, the application was re-started again.

1 letter of letter of objection received:

- Concern is related to possible changes to the access drive which is shared by the Old Hall, Webbs Cottage and School Lane Cottage and is used for vehicular access and deliveries;
- The DAS accompanying the application includes the wording that "...access to the properties to the rear will be maintained". Wish that the DAS includes our property names;
- Access Route appears to be a different position on submitted plans than exists on site;
- Seek a condition on any permission that shared access drive should be maintained to allow for larger vehicles to use it;
- New storeroom will be very close to the access drive and would like confirmation that this will be unaffected.

8. Planning Considerations

Planning Policies

- North Wiltshire Local Plan 2011 Policies C3, NE4, NE14, HE1, HE4 and H8 apply here

Principle of development

The proposed development needs to be considered against Policies C3, NE4, HE1, HE4 and H8 of the North Wiltshire Local Plan 2011.

With the submission of the revised plans, the scheme is now only for a further enlargement of the garage to the north, that already has permission for conversion as a granny annexe and the insertion of additional fenestration in the permitted and proposed additional elevations. The materials are exactly as was permitted under the previous scheme to match the existing dwelling.

A revised DAS has now been submitted by the agent (dated 25th April) with the following items highlighted:

- The proposal is for an extension to the existing garage which already has permission to be converted into a granny annexe
- The only change is to extend it by 1m to ensure that the existing car parking arrangements are maintained
- There are no alterations to the access road to the properties at the rear
- The applicant has not purchased any additional land so the only addition is for the 1m extension to the north of the garage

Provision of onsite parking

The highway authority is satisfied that three car parking spaces can still be achieved on the existing drive as well as taking into account the private right of way that leads to several other properties. The proposed plan still shows that the space between the main house and the annexe would be down to hardstanding.

Visual Amenity, Character and Appearance of the Conservation Area

In relation to the Local Plan Policies, the proposal is considered to respect the local character and distinctiveness of the area with regard to its design, size, scale, massing, materials and siting. It would retain its satisfactory means of access and turning along with the right of way.

The conservation and enhancement of the natural beauty of the area would be protected by this development as there would be limited change to the external appearance of the garage which has already been permitted to be altered and extended. In addition the conversion works would use matching materials to the existing dwelling.

The Old Hall is within the Grittleton Conservation Area. All development will only be permitted where it will preserve or enhance the character or appearance of the area. Open spaces, gaps between buildings that provide attractive views and vistas will be protected from development that would fail to preserve or enhance the character or appearance of the Conservation Area.

With regard to NE14 which deals with trees, the two mature trees in the front of the garage are indicated to be retained. There is no arboricultural objection to the proposal, but the trees should be retained as there could be pressure on them to be crown raised or even removed in the future due to the three windows now proposed in the south elevation, hence the proposed condition.

It is acknowledged that both neighbours either side of the property would see the enlarged building, but with the retention of the mature trees in front of the building and the fact that it is set back from the road anyway, the small 1m deep addition on the north elevation is not considered to be harmful to the conservation area and as such would preserve the character and appearance of it.

Impact on the adjoining residential properties

It is considered that the new first floor gable end window that would face towards the house itself would also result in some new overlooking into the private rear garden of Wych Elm. As this first floor bedroom window already has a large gable window, it is considered that an obscurely glazed window with top light opening only is appropriate here. This would overcome any loss of amenity to Wych Elm and would be conditioned accordingly. The new window on the south (facing the road) side would not affect the neighbour's amenities.

Like the previous scheme, the actual design of the converted garage building to the annexe is not sufficiently clear in terms of the relationship between the new stonework and the inserted glazed areas. Hence the reason why a condition requiring the submission of full details of the glazing will be required.

Impact on the adjoining listed dwellings

To the west of The Old Hall is Mere-Stead and Nos 4 & 5 School Lane. These are all Grade II listed buildings being part of the historic estate village connected with Grittleton House. It is considered that the proposed small addition, in addition to the extension permitted to the garage building, would have a limited impact on the setting of these listed buildings especially as the garage is on the east side of the driveway.

9. Conclusion

The revised scheme to slightly enlarge the north side of the permitted granny annexe is considered acceptable in policy terms in the Local Plan, emerging Core Strategy and the National Planning Policy Framework. Subject to the use of appropriately worded planning conditions the proposal is considered acceptable in terms of design and use of materials.

10. Recommendation

Planning Permission be GRANTED for the following reason:

The proposed small addition to the north elevation of the permitted granny annexe conversion of the existing garage is considered an appropriate form of development which would preserve this part of the Grittleton Conservation Area and the adjoining listed buildings to the west and north.

Subject to the imposition of appropriately worded planning conditions the proposal is considered to comply with Policies C3, NE4, NE14, HE1, HE4 and H8 of the North Wiltshire Local Plan 2011.

Subject to the following conditions:

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.

POLICY: C3, NE4, HE1, HE4, H8

3. No development shall commence on site until a sample wall panel, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

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

POLICY: C3, NE4, HE1, HE4, H8

4. No development shall commence on site until details of all eaves, verges, windows (including head, sill and window reveal details), doors, rainwater goods, chimneys, 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.

POLICY: C3, NE4, HE1, HE4, H8

5. No development shall commence on site until details of the finish to external timber, including any paint or stain to be used on the external walls and window joinery have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first brought into use / occupied.

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

POLICY: C3, NE4, HE1, HE4, H8

6. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(a) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(b) No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all

retained trees beyond the outer edge of the overhang of their branches in accordance with British Standard 5837 (2005): Trees in Relation to Construction, has been submitted to and approved in writing by the Local Planning Authority, and; the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

POLICY: C3, NE14

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the roofslope(s) of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

POLICY: C3, NE4, HE1, HE4, H8

8. Before the development hereby permitted is first occupied, the first floor gable end window on the north elevation shall be glazed with obscure glass only and the window permanently maintained with obscure glazing at all times thereafter.

REASON: In the interests of residential amenity and privacy.

POLICY: C3 and H8

9. The granny annexe hereby permitted shall not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling known as The Old Hall, The Street Grittleton Wiltshire.

REASON: The additional accommodation is sited in a position where the Local Planning Authority having regard to reasonable standards of residential amenity, access and planning policies pertaining to this area would not permit a wholly separate dwelling.

POLICY: C3 NE4, HE1, HE4 H8

10. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

Plans

DJR/NG/100, 101, 102, 103, 104, 105/B, 106, 107 and 108/A all dated 21st March 2012

REASON: To ensure that the development is implemented as approved

Informatives

1. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

2. The Building Regulations are applicable to this proposal. Unless you have already properly deposited a Building Regulations application, and a written notice of commencement has been given by your builder, you should not start work on site.

