

NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION
6th June 2012

This is information that has been received since the committee report was written. This could include additional comments or representation, new information relating to the site, changes to plans etc.

Item 7a – Land at Abbey View Farm, Malmesbury, Wiltshire, SN16 9DA (11/02688/FUL)

The applicants agent has confirmed that it is acknowledged that a contribution of £5,800 is required for the enhancement of Public Open Space in the locality and is willing to sign a Section 106 Agreement to this effect should Members be minded to recommend approval of the application.

If Members are minded to recommend approval, it is recommended that this be subject to the applicant entering into a legal agreement under S.106 of the Town and Country Planning Act 1990 in respect of the provision of a financial contribution toward public open space, as required by policy CF3 of the adopted North Wiltshire Local Plan 2011.

Item 7c - Land Adjacent to 8 Tern Close, Calne, Wiltshire, SN11 8NG (12/00889/FUL)

The applicants have submitted a revised scheme which they have discussed with the immediately affected neighbours. The revised proposals make two significant changes to the scheme originally submitted. Firstly, the whole building has been lowered by 1.0m (by reducing the slab level). In addition the gable ends have now been hipped. Attached are two illustrations the first (A) compares the originally submitted application with the extant permission for one dwelling (shown with a dashed line) and the appeal scheme for two dwellings (shown with a dotted line). The second (B) compares the recent revision with the extant permission and appeal scheme.

In relation to the three issues that have been identified in the officers report, that is: the impact on Number 5, 6 and 7 Tern Close; the impact on No 8 Tern Close; and the visual impact on the character and appearance of the area, the following comments are made:

By reducing the height of the building and introducing a hipped roof the impact on the properties to the north (Nos 5, 6 and 7) will be reduced to such an extent that the concerns raised by officers and the Inspector have been satisfactorily overcome.

The same changes have a less dramatic result in terms of the impact on No 8. The proposed dwelling is still some 2.0 metres closer to No 8 than the dwellings that were dismissed on appeal (as having an adverse impact on No 8), however the dwelling is lower (by about 1.0m). Arguably, there is an improvement, officers still believe that, based on the concerns raised by the Inspector that the proposed dwellings will adversely impact on the amenity of No 8.

The effect of the two dwellings on the appearance of the area is perhaps a little more subjective. The Inspector made the following comments regarding the appeal scheme:

“However, the proposed pair of semi-detached dwellings would be far wider than the approved development and would occupy most of the site frontage. Although the garage attached to the plot 2 would have a flat roof, due to its height and bulk, its physical impact would be far greater than a fence or wall, as permitted, across the site. Notwithstanding the space that would remain to either side of the pair of houses, its perception of the open land beyond the appeal site and the contribution that it makes to the spacious character of the area would be significantly reduced. (full decision letter attached)”

Officers view is that as originally submitted this application did not represent a significant improvement over what the Inspector had rejected (hence a recommendation to refuse planning permission). By reducing the overall height of the building, and its bulk (through use of the hipped

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roof) the revised scheme is undeniably better. The proposal does occupy less of the frontage than the appeal scheme and is around 1.0 m lower. However, it still occupies significantly more of the site than the extant permission. It is a matter of judgment whether the revised scheme overcomes the Inspectors concerns.

On balance it is considered that the proposal remains unacceptable for reasons based on the impact on the appearance of the area and an adverse impact on the residential amenity of No 8 Tern Close:

Recommendation:

Planning Permission be REFUSED for the following reason:

1. The proposed development would by virtue of its scale, bulk and form result in a cramped form of development which would be detrimental to the open nature of Tern Close and out of character in the locality adversely affecting the visual amenity of the street scene. As such the proposal would be contrary to Policy C3 of the adopted North Wiltshire Local Plan (*refusal reason unchanged from original report*).
2. The proposed development by reason of its siting would be overbearing resulting in an unacceptable and oppressive outlook for the occupiers of Number 8 Tern Close which would be detrimental to the amenities of the occupiers of this property. As such the proposal would be contrary to Policy C3 of the adopted North Wiltshire Local Plan 2011 (*refusal reason changed to refer to impact on no 8 Tern Close only*).

Informative

1. This decision relates to documents/plans submitted with the application, listed below.

Plan Ref:	Dwg No: 2011 -31- 1 Rev c	Dated: 24 th May 201
	Dwg No: 2011 -31- 2 Rev c	24 th May 2012
	Dwg No: 2011 -31- 3 Rev c	24 th May 2012
	Dwg No: 2011-31- 5 Rev B	22nd March 2012
	Revised Dwg No: 2011 - 31 - 4 Rev C	10 th May 2012
	Revised Dwg No: 2011 - 31 - 4 Rev C1	10 th May 2012

For comparison dwg nos. 2011-31-2 Rev B and 2011-31-2 Rev C are attached (Appendix A).