

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	13.02.2013		
Application Number	W/12/02102/FUL		
Site Address	18 Little Parks Holt Wiltshire BA14 6QR		
Proposal	Material amendments to previous planning decision W/12/00016/FUL comprising of modifications to gable roof ;rear elevation exterior finish; glazing to French window; moving exterior bedroom window		
Applicant	J And R (Jacksons) Ltd		
Town/Parish Council	Holt		
Electoral Division	Holt And Staverton	Unitary Member:	Trevor Carbin
Grid Ref	386736 162189		
Type of application	Full Plan		
Case Officer	Vicky Hodgson	01225 770344 Ext 01225 713932 Victoria.Hodgson@wiltshire.gov.uk	

Reason for the application being considered by Committee

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

- * Visual impact upon the surrounding area
- * Relationship to adjoining properties
- * Design - bulk, height, general appearance

Councillor Carbin adds that the application should be heard by Committee as there are objections from neighbours.

1. Purpose of Report

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

2. Report Summary

The main issues to consider are:

- * Design impact of the proposed alterations on the appearance of the area.
- * Impact on neighbouring amenity.

3. Site Description

Little Parks is a residential street comprising of detached two storey dwellings. Most of the dwellings are uniform in appearance with similar lean-to roofs that cover both front porch and side garages.

Planning permission was granted by the Planning Committee on 29th March 2012 to extend the existing side garage roof slope upwards at the front and insert a dormer window in the new roof slope which will serve a bedroom. At the rear, the extension will be a full two-storey height to eaves with a window at first floor level serving a bedroom and built at the same level as the existing first floor windows on the rear elevation. The permission also includes a small single storey rear extension (projecting out less than 1.5 metres) and a front extension under a continuation of the line of the existing mono-pitch roof that currently projects over the porch. The scheme also includes enlarging the front parking area.

4. Relevant Planning History

W/12/00016/FUL - Single storey rear extension, front infill extension and side extension – Approved 29/03/2012

5. Proposal

The current application proposes minor amendments to the approved scheme. These include altering the design of the dormer window both reducing its size and altering the roof form from a pitched roof to a hipped roof. The internal layout of the rooms would change so that this window would serve a bathroom rather than a bedroom (as previously approved). Minor changes are also proposed to the rear of the dwelling to change the design of the patio doors as well as a slight change in position of a first floor window.

The proposal also includes applying render to the single storey rear extension. The applicant has explained that they intend to use materials reclaimed from the existing house to construct the front, side and rear elevations, the only exception being the single storey rear extension. The reason for this is that there would not be enough remaining reclaimed stone to construct the rear extension following the construction of the other elements. The applicant has also stated that although they are prepared to use matching materials the actual stone is no longer manufactured and the nearest match is not similar enough to the original stonework used for the house.

6. Planning Policy

West Wiltshire District Plan 1st Alteration 2004 - policies C31a – Design; C38 – Nuisance.

7. Consultations

Holt Parish council

No comments received by the time of recommendation.

8. Publicity

The application was advertised by site notice/neighbour notification. Expiry date 24th December 2012. Two letters of objection have been received.

Summary of points raised:

- The dormer window is only 4 metres from the side window of No. 20. It would be faced with lead or painted plywood. However, there are no technical reasons for this.
- Siting the bathroom at the front of the house would require a new 4 inch vent pipe would extend above the roof-line and visible from the main road which is unreasonable when all other vent pipes are sited at the rear of the dwellings on the estate.
- The use of render would not match the materials of the house and is unnecessary. Matching materials can be found and made locally.
- The insertion of a bathroom into the front of the property would directly overlook one of the main bedrooms of No. 23 resulting in a loss of privacy;
- The alterations to the front elevation would be out of character with the estate, and this will be exacerbated if non-matching or new materials are used.

However, one of the objectors states that they would be prepared to reconsider their objections if the following conditions are applied to any permission granted:

1. The new bathroom on the front elevation must have obscured glass fitted to its window;
2. The stonework and roof tiles used on the works to the front elevation are to be reclaimed materials from elsewhere on the existing property (i.e. they will be re-used original and weathered materials to match existing);
3. Materials used elsewhere match existing. Matching materials were used to construct the recent addition to No. 21 Little Parks (W/10/00976/FUL) and the same condition should apply to the current application at No. 18.

9. Planning Considerations

Design impact of the extension on the appearance of the area:

The alterations proposed are of a very minor nature and it is officers opinion that the design and overall impact of the proposal is acceptable.

The change to the dormer window at the front reduces its size and impact and would not cause any significant harm to the appearance of the streetscene. The objection comments relating to the use of lead or a proprietary covering on the gable sides of the dormer are unfounded as it is normal practice to use such materials on such a small area.

With regard to the alterations to the rear as well as the use of render for the single storey rear extension it is considered by officers that these alterations as well as the use of render is acceptable as they would not have a significant impact on the design of the building. These alterations would be to the rear of the property therefore there would be no impact on the streetscene.

Impact on neighbouring amenity:

The alteration to the roofline of the dormer window as well as its reduction in size would reduce its impact on the amenity of the neighbouring property.

The concerns relating to the change in first floor layout including altering the bedroom to a bathroom which would be served by the dormer window are noted. As such a condition would be attached to any permission granted ensuring the window is obscure glazed.

The alterations to the rear (change in design of the patio doors and slight change in position of first floor window) would not have an effect on the amenity of neighbouring properties.

Conclusion:

The proposal makes very minor alterations an existing permission approved by the Planning Committee in March 2012. It is officer's opinion that the alterations would not cause any harmful impact on either the appearance of the streetscene or the amenity of neighbouring properties. It is designed in accordance with the Council's policies and approval is therefore recommended.

Recommendation: Permission

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 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

Site Location Plan; Drawing No's 1112-01; 1112-02; 1112-03; 1112-04; 1112-05; 1112-06; 1112-07; 1112-08; 1112-10; 1112-11, received 14th November 2012

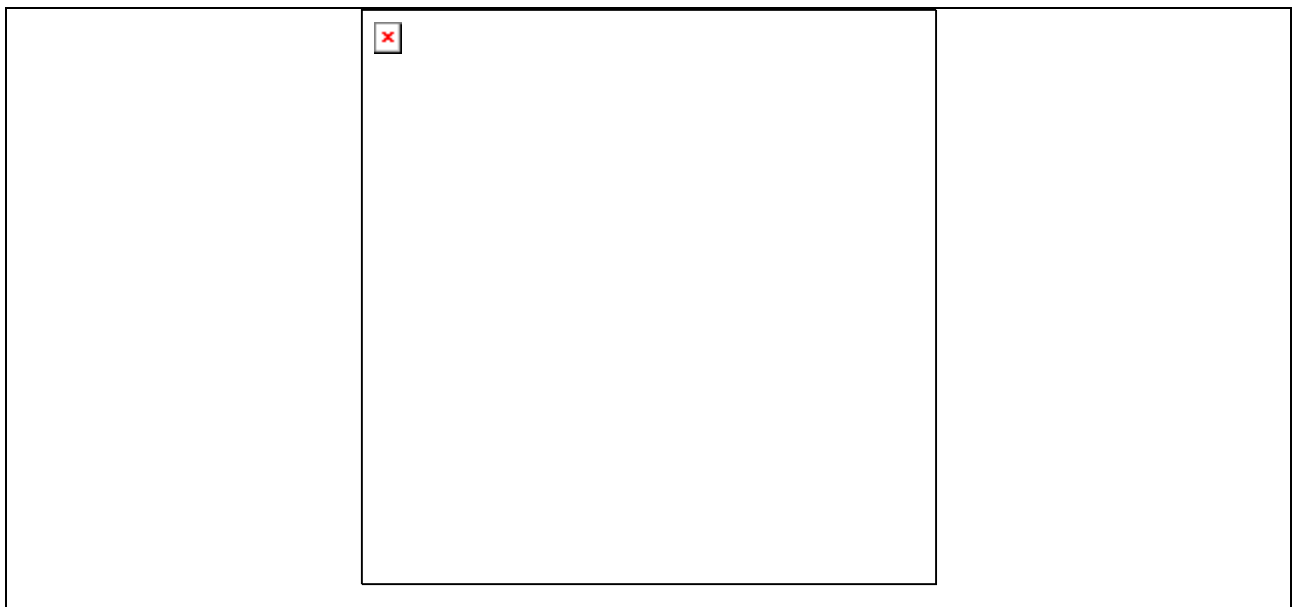
Reason: To ensure that the development is carried out in accordance with the approved plans that have been judged to be acceptable by the local planning authority.

- 3 Before the development hereby permitted is first occupied the dormer window in the northeast elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 3] and the windows shall be permanently maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C38

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



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