

AGENDA

Meeting: Western Area Planning Committee
Place: Council Chamber - Council Offices, Bradley Road, Trowbridge
Date: Wednesday 25 May 2011
Time: 6.00 pm

Please direct any enquiries on this Agenda to Marie Gondlach (Democratic Services Officer), of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 713597 or email marie.gondlach@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225) 713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

Membership:

Cllr Ernie Clark	Cllr Christopher Newbury
Cllr Rod Eaton	Cllr Graham Payne
Cllr Peter Fuller (Chairman)	Cllr Stephen Petty
Cllr Mark Griffiths	Cllr Jonathon Seed
Cllr Malcolm Hewson	Cllr Roy While (Vice-Chairman)
Cllr John Knight	

Substitutes:

Cllr Rosemary Brown	Cllr Francis Morland
Cllr Trevor Carbin	Cllr Jeff Osborn
Cllr Andrew Davis	Cllr Fleur de Rhe-Philippe
Cllr Russell Hawker	Cllr Pip Ridout
Cllr Tom James MBE	

AGENDA

Part I

Items to be considered when the meeting is open to the public

1. **Apologies for Absence**

2. **Minutes of the Previous Meeting** (*Pages 1 - 10*)

To approve the minutes of the last meeting held on 4 May 2011 (copy attached.)

3. **Declarations of Interest**

To receive any declarations of personal or prejudicial interests or dispensations granted by the Standards Committee.

4. **Chairman's Announcements**

5. **Public Participation**

Members of the public who wish to speak either in favour or against an application on this agenda are asked to register in person no later than 5.50pm on the day of the meeting.

The Chairman will allow up to 3 speakers in favour and up to 3 speakers against an application. Each speaker will be given up to 3 minutes and invited to speak immediately prior to the item being considered. The rules on public participation in respect of planning applications are detailed in the Council's Planning Code of Good Practice.

To receive any questions from members of the Council or members of the public received in accordance with the constitution which excludes, in particular, questions on non-determined planning applications. Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front page of the agenda (acting on behalf of the Director of Resources) no later than 5pm on Wednesday 18 May 2011. Please contact the officer named on the front page of the agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Committee members prior to the meeting and made available at the meeting and on the Council's website.

6. **Planning Applications**

To consider and determine the following planning applications:

6.a W1100350FUL (Pages 11 - 16)

Site Location	Development	Recommendation	Division Member	Town / Parish Council
10 Beckerley Lane Holt Wiltshire BA14 6QQ	First floor extension over existing ground floor	Approval	Cllr Trevor Carbin	Holt

6.b W/11/01171/FUL (Pages 17 - 20)

Site Location	Development	Recommendation	Division Member	Town / Parish Council
23 Warren Road Staverton Wiltshire BA14 8UZ	Retrospective application for erection of car port attached to existing garage	Approval	Cllr Trevor Carbin	Staverton

7. **Urgent Items**

Any other items of business which, in the opinion of the Chairman, should be taken as a matter of urgency

Part II

Item during whose consideration it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed

None.

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WESTERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON 4 MAY 2011 IN THE COUNCIL CHAMBER - COUNCIL OFFICES, BRADLEY ROAD, TROWBRIDGE.

Present:

Cllr Ernie Clark, Cllr Rod Eaton, Cllr Peter Fuller (Chairman), Cllr Mark Griffiths,
Cllr John Knight, Cllr Christopher Newbury, Cllr Graham Payne, Cllr Stephen Petty,
Cllr Pip Ridout (Substitute) and Cllr Jonathon Seed

Also Present:

Cllr Trevor Carbin, Cllr Linda Conley, Cllr David Jenkins, Cllr Francis Morland, Cllr Helen
Osborn and Cllr Jeff Osborn

40 Apologies for Absence

Apologies for absence were received from Councillor Roy While (substituted by
Councillor Pip Ridout).

Councillor Julie Swabey, although not a member of the Committee, asked for
her apologies to be recorded as she has called in an application on the agenda
for this meeting but was unable to attend the meeting, due to circumstances
outside her control.

41 Minutes of the Previous Meeting

The minutes of the meeting held on 13 April 2011 were presented.

Resolved:

**To approve as a correct record and sign the minutes of the meeting held
on 13 April 2011.**

42 Declarations of Interest

W/11/00286/FUL - Demolition of existing triple garage and erection of three
bedroom house and formation of two in-curtilage parking spaces - Land Adjoining
43 Crawley Crescent Trowbridge Wiltshire.

Councillors Peter Fuller and John Knight declared a personal interest as

members of Trowbridge Town Council Development Committee. Councillors Peter Fuller and John Knight gave their assurance that they would consider the application with an open mind.

Councillor Graham Payne had been unable to attend the site visit for this application and therefore declared that he would neither speak nor vote on this item.

W/11/00590/FUL - Erection of single storey extension to south east elevation and two storey extension to east elevation - 18B Horse Road Hilperton Wiltshire BA14 7PE

Councillor Ernie Clark declared a personal interest as he had chaired the meeting of Hilperton Parish Council where this application had been discussed. Councillor Clark gave his assurance that he would consider the application with an open mind.

43 **Chairman's Announcements**

There were no Chairman's Announcements.

44 **Public Participation**

The Chairman welcomed all present. He then explained the rules of public participation and the procedure to be followed at the meeting.

45 **Planning Applications**

The Committee considered the following applications:

45.a W/11/00286/FUL - Demolition of existing triple garage and erection of three bedroom house and formation of two in-curtilage parking spaces - Land Adjoining 43 Crawley Crescent Trowbridge Wiltshire

Public Participation:

- Mr Matthew Whiting spoke in objection to the application
- Mr Stuart Young spoke in objection to the application
- Mr Chris Sumner spoke in objection to the application
- Mr Richard Cosker, agent, spoke in support of the application

Councillor Helen Osborn, Unitary Member for Trowbridge Lambrok, spoke in objection to the application and urged the committee to take into account the impact on the character and appearance of the area, the loss of amenity to residents at 22 and 24 Bridge Avenue and the negative impact on the adjoining alleyway from the tall blank wall.

Councillor Jeff Osborn, Unitary Member for Trowbridge Grove, spoke in objection to the application reinforcing the objections from Councillor Helen

Osborn and asking the committee to consider issues including the changes in PPS3, density, local concern over the development and the changes to the local environment.

Officers introduced the report which sought approval and in doing so drew the committee's attention to the late list. Members of the committee commented on the usefulness of the site visit with regards to this application.

During the ensuing debate members of the committee could not be satisfied that the application would not constitute over development and have a detrimental effect on the character of the area and the street scene.

It was therefore

Resolved:

That planning permission be REFUSED

For the following reasons:

The proposal, by reason of its length, size, mass, form, siting and orientation would be an overdevelopment of the site that would be detrimental to the character of the area and the street scene contrary to policy C31a of the West Wiltshire District Plan. It would also have an adverse impact on the amenity, of neighbouring properties, contrary to policy C38 of the West Wiltshire District Plan.

PPS3 as revised in June 2010 removes these types of development from the classification as brown-field and therefore this is a material change since the original and now lapsed planning permission was approved.

45.b W/10/03406/FUL - Proposed erection of 117 dwelling houses, public open space and associated landscaping, highways and drainable infrastructure - Land At Hawkeridge Road And Slag Lane Westbury Wiltshire

Public Participation:

- Mr Bruce Evans spoke in objection to the application
- Mr Glenn Godwin, agent, spoke in support of the application

Councillor David Jenkins, Unitary Member for Warminster North, expressed his concerns over the application.

Councillor Francis Morland, Unitary Member for Southwick, also expressed his concerns.

Officers introduced the report which sought approval and in doing so drew the committee's attention to the late list.

During the ensuing debate members of the committee could not be satisfied that sufficient material considerations had been provided in order to depart from the Development Plan.

Resolved:

That planning permission be REFUSED

For the following reasons:

1. The site is not allocated for residential development in the Western Wiltshire District Plan and lies outside of the town policy limits defined for Westbury in the Plan. As such, residential development on this site would conflict with policy H1 of the Western Wiltshire District Plan that states that further housing development outside of the urban area, as defined by town policy limits, will not be permitted.
2. The residential development proposed on sites A & B as defined in the application would conflict with policy C41 of the Western Wiltshire District Plan that specifies that these sites should be redeveloped for light industrial and community facilities.
3. No material considerations of sufficient weight have been advanced to justify approving this application that conflicts with the adopted policies of the Development plan cited in reasons 1 and 2 above.

45.c W/11/00490/FUL - Construction of earth shelter dwelling - Land At Turleigh Farm Green Lane Turleigh Wiltshire

Public Participation:

- Dr Richard Hoffman spoke in objection to the application
- Mr Roger Berthoud spoke in objection to the application
- Mr Alvin Howard, architect, spoke in support of the application
- Mr Graham Jenkins, applicant, spoke in support of the application
- Mr Vincent Guowell spoke in support of the application

Councillor Linda Conley, Unitary Member for Winsley and Westwood, welcomed the opportunity for this unusual application to be considered at a public meeting.

Officers introduced the report which sought refusal and in doing so drew the committee's attention to the late list. During the ensuing debate members of the committee generally expressed support for the project and its sustainable aims but felt that this was outweighed by the adversarial impact on the open country side as the site was located in the Green Belt, in an Area of Outstanding Natural Beauty and in a Conservation Area

Resolved:

That planning permission be REFUSED

For the following reasons:

1. The proposal by reason of its location in the green belt would be harmful by reason of inappropriateness and its intrusion into the openness of the green belt, contrary to Planning Policy Guidance 2: Green Belts.

2. The proposal by reason of its location in open countryside and without adequate justification is fundamentally unsustainable, contrary to Policy H19 of the West Wiltshire District Plan 1st Alteration (2004).

3. The proposal by reason of the change of use of a substantial area of land and the establishment of a dwelling in a visually prominent site with associated access and domestic paraphernalia would have an adverse impact on the appearance of the landscape of this part of the Area of Outstanding Natural Beauty and would conflict with policies C1 and C2 of the West Wiltshire District Plan 1st Alteration (2004).

4. The proposal by reason of its visual intrusion into the open and spacious rural character of the conservation area, and the change of use of a substantial area of land for the establishment of a dwelling with associated access, landscaping and domestic paraphernalia in a prominent position, would fail to preserve or enhance the open and spacious character and appearance of the conservation area contrary to policies C17 and C18 of the West Wiltshire District Plan 1st Alteration (2004).

5. The proposal by reason of the lack of evident investigation into the use of non-mains drainage and the inadequate information to ensure that groundwater sources are protected from the proposed means of foul water disposal, would be contrary to DETR Circular 03/99: Planning Requirement in respect of the Use of Non-Mains Sewerage incorporating Septic Tanks in New Development, Annexe A, paragraphs 3, 4 and 6, and Policy U4 of the West Wiltshire District Plan 1st Alteration (2004).

6. The proposal by reason of the inadequate information submitted in order to assess the potential impact on protected species is contrary to Planning Policy Statement 9: Biodiversity and Geological Conservation and its accompanying ODPM Circular 06/2005 Biodiversity and Geological Conservation – Statutory Obligations and their impact within the planning system, paragraph 99.

45.d W/11/00167/FUL - Change of use to equestrian with agricultural / equestrian barn/stables - Land Adjacent East Side Of Hawkeridge Road Heywood Wiltshire

Public Participation:

- Mr Murray Jack spoke in objection to the application
- Mr Alan Watts expressed his objection to the application
- Mr Guy Dobbins, applicant, spoke in support of the application
- Mr Frank Brine spoke in support of the application

Officers introduced the report which sought approval. During the ensuing debate members of the committee, taking into consideration suggestions made by objectors, asked if different siting had been considered; it was explained that different options had been looked at but flooding issues and the fact that there were no objections from Environmental Health had led to the current siting being proposed.

Resolved:

That planning permission be GRANTED.

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. The materials to be utilised within this development shall accord with the schedule of the materials as described within the submitted plan, number 10112-1 received by the Council on 21 January 2011.

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

POLICY: West Wiltshire District Plan – 1st Alteration 2004 – Policy C31A.

3. The development hereby permitted shall only be used for the private stabling of horses and the storage of associated equipment and feed and shall at no time be used for any commercial purposes, including the keeping of horses at livery or as a riding school.

REASON: In the interests of amenity and road safety.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C38 and E10.

4. No development shall commence on site until details for the storage of manure and soiled bedding (including the location of such storage) and its disposal from the site (including frequency) have been submitted to and approved in writing by the local planning authority. Before the development is first brought into use, the works for such storage and disposal shall be completed in accordance with the approved details and shall subsequently be maintained in accordance with the approved details. No storage of manure and soiled bedding shall take place outside of the storage area approved under this condition and there shall be no burning of manure or stable waste on the site.

REASON: In order to safeguard the amenities of the area.

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

5. Contaminated water shall not be discharged into any stream, watercourse or underground strata, whether direct or via soakaways.

REASON: In order to minimise the risk of pollution of the water environment.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 – Policy U4.

6. The development hereby permitted shall not be commenced until details of surface water drainage works have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out strictly in accordance with these details.

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

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

7. Before development commences, the field gate serving the access directly off the B3097 shall be set back by a distance of 10 metres and the surface of the access between the gate and the carriageway shall be properly consolidated and surfaced (not loose stone or gravel) and shall incorporate surface water drainage works, details of which shall be submitted and approved in writing by the Local Planning Authority prior to the commencement of works.

REASON: In the interests of highway safety.

8. The development hereby permitted shall not be brought into use until visibility splays have been provided on both sides of the access off the B3097, sight lines of 2.4 metres by 160 metres shall be provided. The splays shall be kept free of obstruction above a height of 0.6 metres at all times.

REASON: In the interests of highway safety.

9. 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;
- a full detailed planting schedule that includes all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed building, roads, and other works and details of ground preparation within all planting areas;
- means of enclosure;
- proposed and existing functional services above and below ground (eg. drainage, power, communications, cables, pipelines, etc indicating lines lines, manholes, supports etc);
- hard surfacing materials;

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

10. 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 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

11. The development hereby permitted shall be strictly carried out in accordance with the approved Flood Risk Assessment received by the Council on the 21 January 2011.

REASON: To reduce the risk of flooding.

12. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light

spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.
West Wiltshire District Plan 1st Alteration 2004 - POLICY: C35 and C38

Informative(s):

1. The Public Rights of Way Officer was consulted, who raised the following points:

The northern end of the path currently comes out on the B3907 next to a field gate, the access provision is currently a stile which the officer would like to see upgraded to a pedestrian gate or kissing gate. This route should be kept free of new structures, with no new fences being built across the line of the path, this could be achieved by having the right of way permanently fenced off. The officer further commented that the southern end of the site has a stile where the footpath splits in two, at which point a pedestrian gate or kissing gate would be ideally located, as there was clear evidence that this path is used daily.

It is suggested that the applicant contacts the rights of way officer Paul Millard on 07788445292 to discuss these requirements.

45.e W/11/00590/FUL - Erection of single storey extension to south east elevation and two storey extension to east elevation - 18B Horse Road Hilperton Wiltshire BA14 7PE

Public Participation:

- Miss Lisa Hayward, applicant, spoke in support of the application.

Officers introduced the report which sought approval. Members of the committee were satisfied that the issues which had led to the application being called in had been subsequently addressed.

Resolved:

That planning permission be GRANTED.

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. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

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. This permission relates to the following plans and documents:

Site location and Block Plan – Received – 17.02.2011

Existing Plan and elevation – Received – 17.02.2011

Proposed floor plan – Received – 17.02.2011

Proposed front elevation – Received 01.04.2011

Proposed rear elevation – Received 01.04.2011

Proposed side elevation - Received 01.04.2011

Proposed side elevation - Received 01.04.2011

REASON: In order to define the terms of this permission.

46 **Urgent Items**

There were no Urgent Items.

(Duration of meeting: 6.00 - 8.50 pm)

The Officer who has produced these minutes is Marie Gondlach (Democratic Services Officer), of Democratic Services, direct line 01225 713597, e-mail marie.gondlach@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	25.05.2011		
Application Number	W/11/00350/FUL		
Site Address	10 Beckerley Lane Holt Wiltshire BA14 6QQ		
Proposal	First floor extension over existing ground floor		
Applicant	Mr & Mrs M Morant		
Town/Parish Council	Holt		
Electoral Division	Holt And Staverton	Unitary Member:	Trevor Carbin
Grid Ref	386609 162382		
Type of application	Full Plan		
Case Officer	Mrs Jane Sanger	01225 770344 Ext 15244 jane.sanger@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor Carbin has requested that this item be determined by Committee due to its relationship with surrounding properties:

1. Purpose of Report

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

Neighbourhood Responses

Four letters of objection have been received from two parties.

Parish Council Response

Holt Parish council has not commented on the application

2. Report Summary

The main issues to consider are the design of the extension and the impact on the amenity of neighbouring properties.

3. Site Description

The property is a detached brick and tile house with an integral garage located in a cul de sac with a rear view over open fields.

4. Relevant Planning History

None

5. Proposal

The proposal involves a first floor extension to be built at the side of the property above the existing garage. At the rear, the extension would be in line with the rear of the existing house, with a first floor obscure glazed window serving a bathroom. There would also be a bedroom window at first floor level to the front of the extension and a high level obscure glazed landing window in the side elevation.

6. Planning Policy

West Wiltshire District Plan - policies C31A and C38 are relevant.

7. Consultations

Holt Parish Council - no comments received.

8. Publicity

The application was advertised by site notice and neighbour notification.

Summary of points raised:

Four items of correspondence from 2 parties received. Summary of points raised:

- * The occupiers of no.9 are concerned about loss of privacy to their ensuite bathroom which would be approximately 3ft away and nearly opposite the window proposed on the western elevation at first floor level of no.10
- * Loss of natural light to rear garden and first floor rooms of no.9
- * The proximity of the proposed extension to no.9 may impact negatively on the ability to carry out maintenance on both the application property and no.9.
- * The proposal would be out of character with other properties in the street scene, due to its massing and overall bulk
- * As the Council refused an application originally for 20 homes in this location and they allow this proposal, would it not be contrary to the Council's original objective, causing harm to the character and appearance of the area
- * Although two other properties in Beckerley have been the subject of similar extensions, there are no windows at first floor level
- * The scale and height of the proposals would close in the skyline of the current row of dwellings
- * No. 11 is concerned that it would affect the privacy, sunlight and daylight into their garden area as it is north facing, particularly as the sun from the south shines through the gap which is proposed to be filled by the extension
- * The proposed set back of the extension would amount to the depth of a brick and would be out of character with the street scene, resulting in a terracing affect
- * The garage of no.10 would need to undergo internal brickwork to support the first floor, which would result in the inability to park a car in the garage, potentially exacerbating on-street parking
- * No.11 was concerned that the location plan was incorrect and did not accurately show the boundary of no. 10.

9. Planning Considerations

9.1 Design

The proposal is a sympathetic, modest and subservient extension, which would be of a scale and design appropriate to the host building. It would be set back from the front elevation at first floor level by approximately 300mm which is the equivalent depth of one and a half bricks and would be set down from the ridgeline.

Having regard to the objection relating to the reduction in size of the garage due to the installation of internal brick/block work to underpin the garage is incorrect. The agent has advised that steels would be used to support the first floor and one of the steels would be fixed to the outside face of the garage which would intrude on the internal footprint of the garage by no more than 6 inches. This would not impact on the ability to park a car within it.

The character of the area can be described as detached properties of varying designs and materials, primarily red brick and part rendered elevations, under tiled roofs. Other properties within the street scene have been extended in a similar way, and on this basis, the current proposal would be in accordance with policy C31A and would not be considered to be out of keeping with the existing form and street scene.

9.2 Neighbouring amenity

The impact on neighbouring amenity to the rear garden area of no.9 would be minimal, as their garden faces north. The rear of the existing property projects only 1.5 metres beyond the rear wall of this property. They would still enjoy sunlight from the east and west and any loss of light from the first floor extension would be minimal and insufficient to justify a refusal on these grounds. The impact on the garden area of no.11 would be even less, as the proposed extension would be on the opposite side to their property and rear garden area. The proposal would have minimal impact on the habitable rooms at first floor level at no.9.

The window proposed at first floor level off the western elevation of no.10 would be non-opening, obscure glazed and would light the landing area of the first floor, which is not a habitable room. The proximity of it to the ensuite window off the eastern elevation of no.9, is less important in terms of loss of privacy, as they are both obscured glazed and in planning terms are not considered to be habitable rooms.

A distance of approximately 900mm would be retained between the two properties, which would be wide enough for a footpath and to allow a ladder to be used to access higher areas of the two elevations to carry out maintenance. It should be noted that the distance between no.9 and no. 10 would not be dissimilar to the distance between nos.10 and 11.

In relation to the site location plan and legal plan submitted. The red line is shown around the boundaries of no.10 and the 'Legal Plan' shows a hatched area which denotes the section of driveway that no.11 has right of access over. The applicant Mrs Morant downloaded the correct legal plan off the Land Registry's website and cross referenced it with the ones submitted. They are in accordance with this information and to the best of her knowledge are correct.

10. Conclusion

The proposal is in accordance with both policies C31A and C38 and there are no grounds to justify refusal of the application.

Recommendation: Permission

For the following reason(s):

The proposed development would not materially affect the amenities of the neighbours or result in any detrimental impact on the street scene and would not significantly harm any interests of acknowledged importance.

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

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 The windows marked on Drawing no. PW658/05 as being obscure glazed shall be obscurely glazed before the extension is brought into use and shall thereafter be retained as obscure glazed windows.

REASON: To protect the amenity of residents of nearby properties.

- 4 The development hereby permitted shall not be carried out except in accordance with the details shown on the approved plans:

PW658/01- 06 dated January 2011

REASON: To ensure that the development is carried out in accordance with the approved plans.

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



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www.wiltshire.gov.uk

MSA: 100022961

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REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	25.05.2011		
Application Number	W/11/01171/FUL		
Site Address	23 Warren Road Staverton Wiltshire BA14 8UZ		
Proposal	Retrospective application for erection of car port attached to existing garage		
Applicant	Mrs Alison Frati		
Town/Parish Council	Staverton		
Electoral Division	Holt And Staverton	Unitary Member:	Trevor Carbin
Grid Ref	385912 160235		
Type of application	Full Plan		
Case Officer	Miss Jennifer Fivash	01225 770344 Ext 15297 jennifer.fivash@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor Carbin has requested that this item be determined by Committee due to its relationship to adjoining properties

1. Purpose of Report

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

Neighbourhood Responses

1 Letter of comment has been received.

Staverton Parish Council Response

No representations received to date of recommendation.

2. Report Summary

The main issues to consider are:

- The impact on residential amenity and the impact on the appearance of the area.

3. Site Description

The application site contains a detached two storey property with a detached rear garage. The site is located in a cul de sac with similar two storey properties. The front garden of the property has been gravelled creating a feature garden. To the rear of the property is a conservatory and the original garage with the car port the subject of this application attached. The boundaries to the rear are defined by brick walls approximately 2 metres in height.

4. Relevant Planning History

None

5. Proposal

The application seeks retrospective permission for the erection of a car port. The car port is a timber structure with a lower pitch height than the existing garage. The roof is constructed using tiles, similar to those used on the roof of the dwelling and the existing garage. The car port provides an additional 2 spaces in front of the existing double garage.

The car port is 4.9 metres by 4.8 metres with a height of 4 metres to the ridge.

6. Planning Policy

West Wiltshire District Plan First Alteration 2004
C31A Design
C38 Nuisance

7. Consultations

Staverton Parish council

No representations received to date of recommendation.

8. Publicity

The application was advertised by site notice and neighbour notification.

Expiry date: 6 May 2011

Summary of points raised:

1 letter received. Comments relate to there being excessive noise from the use of power tools in the garage in the past and a concern that with the increased space, the noise could increase dramatically, preventing use of their garden .

9. Planning Considerations

9.1 Residential Amenity

The issue raised by the neighbour relates to the potential for an increase in noise coming from the site. This could arise from an unsocial and unneighbourly use rather than as a direct result of the building that has been erected. The proper recourse for noise complaints of this nature is to bring them to the attention of the Environmental Health Team when they occur.

9.2 Design

The car port provides a cover for parking on the existing drive way. It is subservient to the existing garage and has a pitched roof of appropriate design. It does not harm the character or appearance of the property or the surrounding area and is not easily visible from public viewpoints . The proposal has been constructed from materials which match the host property and the surrounding properties and the timber cladding being a natural material is considered to be acceptable.

9.3 Conclusion

The proposal complies with policy and retrospective planning permission is recommended.

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.

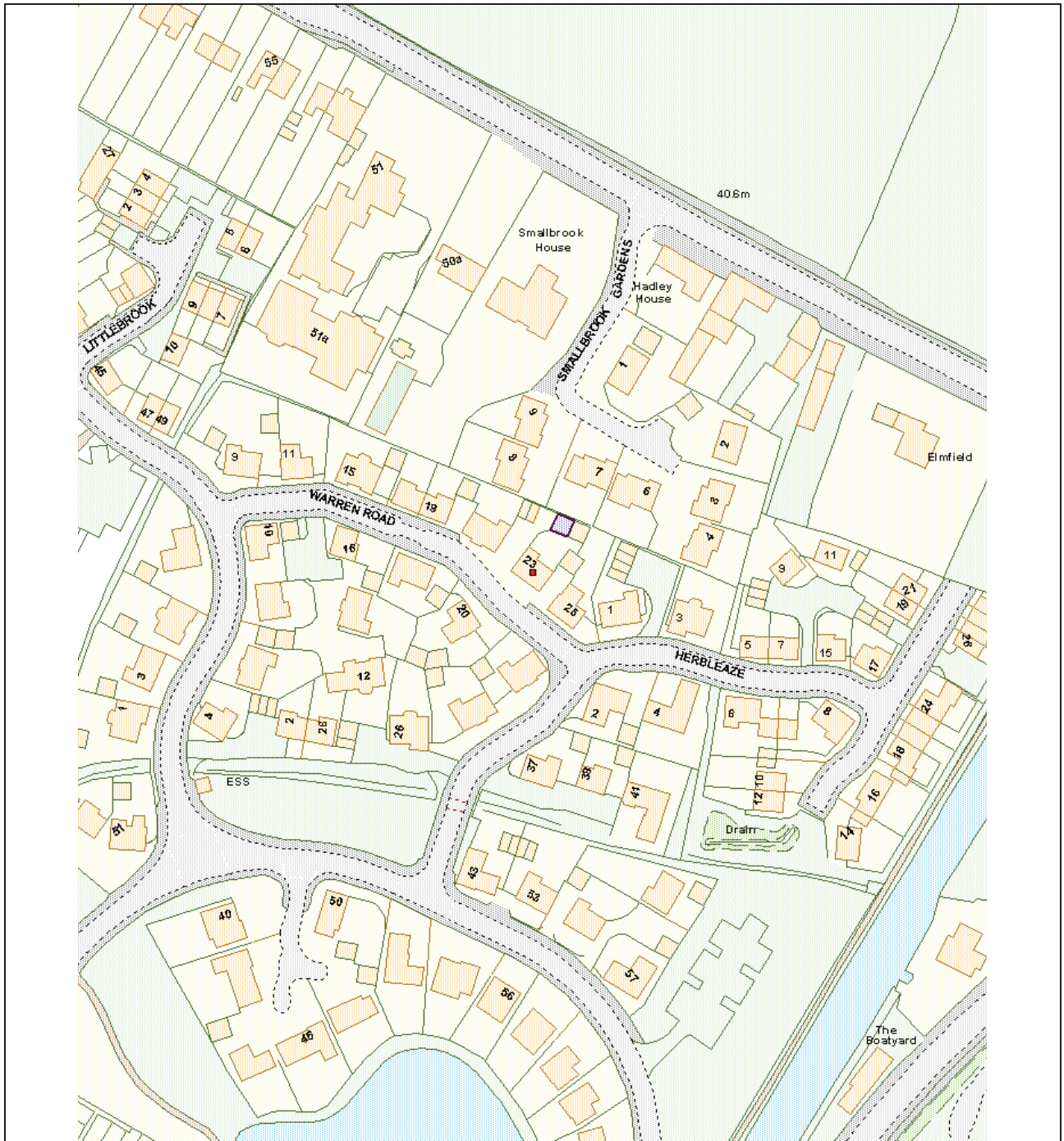
Subject to the following condition(s):

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

800-200-01 received on 29 March 2011

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.

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



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