

# REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	3 November 2010		
Application Number	10/03705/FUL		
Site Address	The Inglenook, 11 Pickwick, Corsham, Wiltshire, SN13 0JD		
Proposal	Alterations and extensions to dwelling		
Applicant	Mr R Vaughn		
Town/Parish Council	Corsham		
Electoral Division	Corsham Pickwick & Rudloe	Unitary Member	Alan Macrae
Grid Ref	386612 170892		
Type of application	Full		
Case Officer	Lydia Lewis	01249 706643	Lydia.lewis@wiltshire.gov.uk

## Reason for the application being considered by Committee

Councillor Macrae has requested the application come to Committee for the following reason:

- The character of the cottage would be lost with large overdevelopment.

## 1. Report Summary

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

No comments have been received to date from Corsham Town Council. The Corsham Civic Society object on the basis that the character of the cottage would be lost with large overdevelopment.

No letters of objection have been received in response to the application publicity.

## 2. Main Issues

The main planning issues to be considered in the determination of this application are the acceptability of:

- The design and appearance; and
- The impact of the development on the amenity of neighbouring occupiers and the amenity provisions for future occupants.

## 3. Site Description

The application site is a vacant detached single storey residential property situated to the north of the A4 with open countryside to the rear. A single storey garage / car sales business occupies the site to the north east and a two storey detached listed residential building lies to the south west. The site is situated approximately 45 metres from the boundary of a conservation area and just outside of the settlement framework boundary for Corsham. The property benefits from a driveway to the front with space to park 2 vehicles.

A 1.2 metre high dry stone wall forms the sites south western boundary and a 1.8 metre high close boarded fence forms the north eastern boundary.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
08/01781/FUL	Extensions including attached double garage	Permitted

## **5. Proposal**

The applicant seeks consent for the erection of a one and a half storey side and rear extension.

Planning permission already exists for a similar extension. The key differences between the current proposal and the previously approved application will be discussed within the planning considerations section of this report.

The proposed side extension would be set back approximately 0.4 metres from the front wall of the main house and measure 5.5 metres wide, 7.1 metres deep, 2.8 metres to eaves level with an overall height of 6.2 metres. A dormer window is proposed within both the front and rear elevations of this extension. These would be set down 0.1 metre from the ridge of the main roof and set up 1.1 metre from the eaves measuring 2.2 metres wide and 2.4 metres deep.

The proposed rear extension would project by approximately 5.0 metres with a width of 8.2 metres, height to eaves of 3.3 metres and overall height of 7.2 metres. A dormer window is proposed in the north east side elevation. This would be set down 0.5 metres from the ridge of the main roof and set up 1.0 metre from the eaves measuring 1.5 metres wide and 2.2 metres deep.

The proposal would alter the shape of the roof and increase the height of the roof by 1.7 metres to allow the introduction of two dormer windows in the front elevation. No changes are proposed to the eaves height. The two existing chimneys would be removed. The dormer windows would each be set down approximately 0.7 metres from the ridge of the main roof and set up 1.1metre from the eaves with a width of 1.5 metres and depth of 2.2 metres.

## **6. Consultations**

**Corsham Civic Society** – Character of cottage would be lost with large overdevelopment.

**Corsham Town Council** – No comments received to date.

## **7. Publicity**

The application was advertised by site notice and neighbour consultation.

No representations have been received in response to the application publicity.

## **8. Planning Considerations**

### Design and Appearance

Policy C3 of the Local Plan considers that new development will be permitted subject to a number of criteria including inter alia: respect for the local character and distinctiveness of the area with regard to the design, size, scale, density, massing, materials, siting and layout of the proposal.

Policy H8 of the Local Plan states that household extensions will be permitted provided that amongst other things: it is in keeping with the host building in terms of scale, form, materials and detailing, other than in the exceptional case of historic buildings, where a change of style and / or materials might be desirable to indicate the evolution of the building; and it maintains the scale and siting of the dwelling in relation to adjoining development, open spaces and the character of the area and the wider landscape.

Policy HE4 of the Local Plan states that development or alteration affecting a listed building will only be permitted where it preserves or enhances the building, its setting and any features of special architectural or historic interest that it possesses.

The principle of the development has been established through the granting of the previous consent (ref: 08/01781/FUL). Plans showing the existing dwelling are shown at appendix A, the previously approved plans are shown at appendix B and plans for the current proposal are shown at appendix C.

The key difference between the current proposal and the previously approved application is that the height of the proposed attached garage has been increased by approximately 1.0 metre to allow a dormer window in both the front and rear elevations to accommodate a fourth bedroom on the first floor. In addition the attached garage previously approved was set back from the front of the dwelling by 1.5 metres and the set back now proposed is 0.4 metres. The width of the proposed side garage extension would remain the same, as would the depth and height of the proposed rear extension.

The dormers would all be set down from the ridge of the roof and set up from the eaves, be of an appropriate size to the original roof with pitched roofs. The dormers would therefore be subservient in appearance.

It is proposed that all materials match those of the existing property and the proposed extensions would therefore blend in well. A condition ensuring this is recommended.

The application does not propose significant changes beyond those which have already been approved, and the proposed development is therefore considered to be appropriate in relation to both the host dwelling and the character of the surrounding area. Furthermore, the proposal would not have a detrimental impact on the setting of the adjacent listed building. The proposal would therefore be in accordance with policies C3, H8 and HE4 of the adopted Local Plan.

#### Impact of the Development on Amenity

Policy H8 of the Local Plan considers that household extensions will be permitted provided that inter alia: it does not result in unneighbourly development, which would result in loss of light, overshadowing, loss of privacy, oppression or other harm to amenities of occupiers of either adjacent dwellings or the application property itself.

A secondary ground floor kitchen window is proposed in the south west side elevation facing No.15 Pickwick. This would not result in any significant overlooking of this property and is considered acceptable. The existing property has a high level lounge window and a lobby window in this elevation, both of which would be removed.

Open countryside forms the rear boundary of the site and the proposed rear extension would maintain a distance of 7.7 metres from the rear boundary. A ground floor family room window and first floor bedroom window are proposed in the north eastern elevation of the rear extension facing towards the adjacent car garage. These windows would both be secondary windows and would maintain a distance of 10 metres from the boundary. It is not considered that these would result in any significant overlooking of the adjacent garage.

In terms of overshadowing, the proposed rear extension would be set in approximately 1.8 metres from the boundary with No.15 and would extend approximately 2.9 metres beyond the rear wall of

this property which itself is set approximately 3.7 metres from the boundary. Furthermore, whilst the height of this rear element would be greater than that which already exists, its depth of projection would be the same. It is not considered that the proposed development would result in any significant overshadowing of the neighbouring property No.15 Pickwick.

The proposal would not result in any significant overlooking or overshadowing of neighbouring properties and would therefore be in accordance with policies C3 and H8 of the adopted Local Plan.

## **9. Conclusion**

The application does not propose significant changes beyond those which have already been approved and would not compromise the aims and objectives of the relevant policies contained within the development plan and there are no material planning considerations that would justify a refusal of consent.

## **10. Recommendation**

Planning Permission be GRANTED for the following reason:

The proposed development would respect the character of both the host dwelling and the surrounding area and would not result in any significant overlooking or overshadowing of neighbouring properties. The proposal would therefore accord with policies C3, H8, HE4 and NE15 of the adopted 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. 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.

POLICIES - C3, NE15, H8 and HE4

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location plan
- 2010/1 – Plans and Elevations as Exist
- 2010/2 – Proposed Plans and Elevations
- 2010/3 – Site Plan, Proposed

REASON: For the avoidance of doubt and in the interests of proper planning.

<b>Appendices:</b>	<b>A – Plans of existing dwelling B – Plans of previously approved permission (Ref: 08/01781/FUL) C – Currently proposed plans</b>
<b>Background Documents Used in the Preparation of this Report:</b>	<b>North Wiltshire Local Plan 2011</b>

