

# REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	24/11/10		
Application Number	N/10/03649/FUL		
Site Address	23 POOL GREEN, NESTON, CORSHAM, WILTSHIRE, SN13 9SN		
Proposal	Single Storey Extension, Porch & Upper Storey Extension (To Convert Bungalow to Two Storey Cottage).		
Applicant	Mr E Moore		
Town/Parish Council	Corsham		
Electoral Division	Corsham Without & Box Hill	Unitary Member	Councillor Richard Tonge
Grid Ref	386123 168491		
Type of application	Full Application		
Case Officer	Lee Burman	01249 706668	lee.burman@wiltshire.gov.uk

## Reason for the application being considered by Committee

This application has been submitted to the committee for a decision at the request of Councillor Richard Tonge to assess the impact of the development in terms of the relationship to adjoining properties.

### 1. Purpose of Report

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

Corsham Town Council supports the proposal.  
4 letters of objection have been received.

### 2. Main Issues

The application is for the erection of a single storey rear extension, porch and upper storey extension to convert the bungalow into a two storey dwelling. The proposals would include the removal of an existing detached garage and rear extensions resulting in a reduction in the footprint of the building. The key points to consider are:

- Implications on Local Plan Policies C3 and H8 – Principle of Development
  - Impact on Character and Appearance of the Area
  - Impact on Residential Amenity
  - Highways

### 3. Site Description

The site is located in a residential area within the defined framework boundary of the village of Neston to the south of Corsham. Open countryside lies to the south of the site and the Neston Conservation Area lies to the south and west. The site features front and rear private amenity space and a detached garage. The building appears to have been subject to previous small scale rear extension and is not currently occupied being in a state of some disrepair. The property is flanked and faced by two storey detached dwellings with number 23a to the east a new large scale dwelling located within the Conservation Area. Directly opposite is a detached two storey cottage (26 Pool Green). The remainder of Pool Green features detached and semi detached two storey dwellings.

**4. Relevant Planning History** - There is no planning application history at this site since 2001

## **5. Proposal**

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## **6. Consultations**

Corsham Town Council support the proposal.

Highways officers raise no objection to the proposal.

## **7. Publicity**

The application was advertised by site notice, press advert and neighbour consultation.

4 letters of objection from 3 respondents received. In addition Councillor Peter Davis and Duncan Hames MP have written to highlight the concerns of one local resident in respect of the scheme proposals.

Summary of key relevant points raised:

- Due to close proximity and proposed increased height there will be a loss of daylighting, direct sunlighting and privacy and an increase in overlooking and overshadowing to the properties opposite (24 and 26 Pool Green).
- The proposed render finish to the walls is out of character with other properties in the locality.
- The site is adjacent the Neston Conservation Area.
- The dwelling at 23 Pool Green was permitted as a single storey dwelling to ensure no loss of daylighting to 26 Pool Green.
- The proposed footprint of the dwelling would be larger than other properties in the locality.

Corsham Civic Society dislike the trend to the loss of smaller houses which they consider reduces the ability for first time buyers to secure a home.

## **8. Planning Considerations**

### The Principle of Development

The site is within the defined framework boundary of Neston where in principle residential extensions are appropriate in the context of policies C3 and H8 of the Local Plan 2011.

### Impact on the Character and Appearance of the Locality

The majority of the buildings in the vicinity of the site are two storey detached or semi detached properties arranged either side of Pool Green and in close proximity to the road edge. The predominant finish is with stone walls and clay roof tiles. Although there are properties in the locality that utilise rendered walls and slate tiles. The final specification of materials can be agreed through use of condition. Several properties have been the subject of recent works increasing the height of the dwellings. The footprint of the existing property is larger than the majority of other dwellings in the locality. However, the proposed development would reduce the overall footprint of the dwelling, remove some unsightly structures from the site and retain the existing amenity space surrounding the property. The proposed design is in general accord with the character of existing properties in the locality certainly to a greater degree than the existing modern bungalow design which does not reflect the character or appearance of properties in the locality in terms of scale, proportions or the use of materials.

Following discussions with the applicant revised plans were also submitted reducing the sale and altering the roofscape of the proposed rear single storey extension to better reflect the scale and character of the proposed two storey structure and neighbouring properties.

### Impact on the Amenity of the Neighbours

The principle concern as expressed by neighbours during the consultation undertaken for the proposals is that the increase in height to two storeys will result in a loss of privacy, sunlighting and daylighting and increase in overlooking and overshadowing. There were particular concerns in this regard with respect to the impact on 26 Pool Green, which is situated opposite the site.

The properties in this part of Pool Green are orientated at slight angles to one another, albeit still facing one another and are separated by Pool Green (Road) and front private amenity spaces. Elsewhere in Pool Green properties face one another directly and front the road itself directly without any front private amenity space. On the basis of the submitted plans the properties are situated at a distance of 13.5 metres apart at the closest point opposite the site, however this increases over the length of the facing front elevations up to 15 metres due to the off centre position and angled orientation. The existing properties either side of 23 Pool Green are two storey dwellings, the detached nature of the properties retains a separation of approximately 7 metres on either side.

Given this existing positioning of properties in relation to one another and the relationship of existing two storey dwellings to one another it is not considered that the proposed increase in height at 23 Pool Green would result in a significant loss of privacy or increased overlooking that would unacceptably harm the amenities of neighbouring dwellings. It is not considered that the proposed arrangement of two storey dwellings facing one another with a separation of between 13.5 and 15.5 metres is out of character with other residential properties in the locality or substantively different from many other residential areas throughout the Council area.

Similarly given the existence of existing two storey dwellings flanking 23 Pool Green and the maintenance of significant gaps between these properties; and the line of sun travel in relation to the properties and 26 Pool Green, it is not considered that there will be significant overshadowing of neighbouring properties throughout much of the year. For part of the day during winter months, given a lower sun position, there would be overshadowing of neighbouring properties but it is not considered that the proposed development would result in a significant increase over and above the existing situation. Consequently it is not considered that there would be a significant additional loss of daylight to neighbouring properties. The applicant has submitted additional supporting information to demonstrate the impact of the proposals in terms of sun shading and this information supports the conclusion that the additional impact is limited both in terms of duration and amount given the existing situation.

### Other Issues

The proposals would retain sufficient off street parking space. The site is located outside the Neston Conservation Area and is flanked by a new build two storey dwelling that is located within the Conservation Area. There is no evidence to suggest that a bungalow is any more likely to be available to a first time buyer than a two storey dwelling. If anything bungalows tend to be in great demand from older buyers who are already on the property ladder, have disposable income, whose children have left home and who are considering retirement.

## **9. Conclusion**

On balance it is considered that the proposed single storey rear extension, porch and upper storey extension would not detract from the character and appearance of the locality and would not result in a significant loss of amenity to neighbouring properties sufficient to warrant refusal of planning permission. The proposal would not impact on the character of the Conservation Area. The proposal would not give rise to highway safety issues. As such the proposal is in accord with policies C3 and H8 of the North Wiltshire Local Plan (2011).

## **10. Recommendation**

Planning Permission be GRANTED for the following reason:

The proposed development is considered to be acceptable based on its scale and design which are in keeping with the character and appearance of the property and will not have a significant adverse impact on the amenities of neighbouring residents. The proposal is in accordance with Policies C3 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.

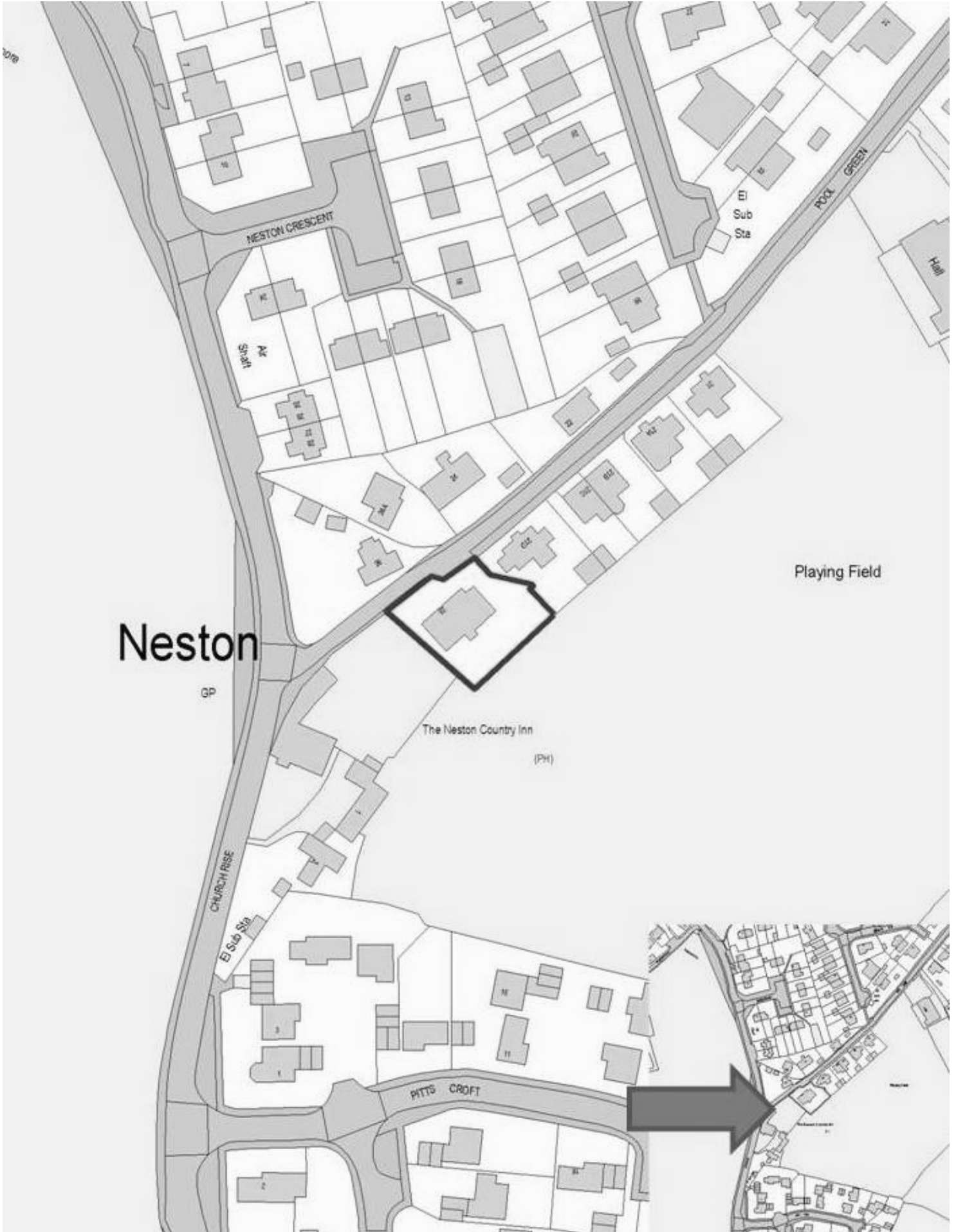
POLICY- C3 and HE8

3. 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 47/01; 47/02; 47/03; 47/04 Dated 23/09/10  
 Plans 47/05B; 47/06B; 47/07B; 47/08B; 47/09B Dated; 06/10/10

REASON: To ensure that the development is implemented as approved.

<b>Appendices:</b>	<b>None</b>
<b>Background Documents Used in the Preparation of this Report:</b>	<b>Submitted Plans</b> Plans 47/01; 47/02; 47/03; 47/04 Dated 23/09/10 Plans 47/05B; 47/06B; 47/07B; 47/08B; 47/09B Dated; 06/10/10 <b>Design and Access Statement</b> <b>Sunshading Computer Modelling</b>



Neston

GP

The Neston Country Inn  
(PH)

Playing Field

NESTON CRESCENT

GP

CHURCH RISE

El Sub Sta

PITTS CROFT

POOL GREEN

El Sub Sta

Hall

