

REPORT OUTLINE FOR AREA PLANNING COMMITTEES**Report No. 2**

Date of Meeting	09/06/16
Application Number	16/02517/FUL
Site Address	Deems, Rollestone Road, Shrewton, Wiltshire, SP3 4HG
Proposal	Proposed single storey side & rear extensions (amendment to 15/07754/FUL)
Applicant	Mr Adrian Hall
Town/Parish Council	SHREWTON
Electoral Division	TILL AND WYLYE VALLEY – Cllr West
Grid Ref	407118 143140
Type of application	Full Planning
Case Officer	Louise Porter

Reason for the application being considered by Committee

Cllr Ian West has called this application to committee due to the proposal's relationship to adjoining properties.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved.

2. Report Summary

The main issues in the considerations of this application are as follows:

- Principle of development
- Visual Impact
- Impact on neighbour amenity

3. Site Description

Deems is a chalet style bungalow positioned on the south side of Rollestone Road, Shrewton in a mixed residential area. To its east side is another chalet style bungalow positioned on a similar building line to Deems. To the west side is a larger chalet style house, set slightly behind Deems and orientated with front elevation facing slightly towards Deems.

4. Planning History

13/01225/FUL Loft conversion including side facing 4 roof lights and the removal of the chimney stack
15/07754/FUL Proposed single storey side & rear extensions

5. The Proposal

Planning permission was granted in 2015 for a single-storey side extension and a single-storey rear extension. This current application seeks retrospective approval for amendments to this scheme. These amendments include changes to the following elements:

- Single-storey side extension –
 - Side and roof windows
 - Materials

- Single-storey rear extension –
 - Roof design
 - Flue
 - Patio doors

6. Planning Policy

Wiltshire Core Strategy (WCS):

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 4: Spatial Strategy: Amesbury Community Area
- Core Policy 57: Ensuring high quality design and place shaping

7. Summary of consultation responses

Shrewton Parish Council – Object (safety issues and intrusion)

Wiltshire Highways – No objections

8. Publicity

The application was advertised by Site Notice and Neighbour Notification Letters.

1x objection received from neighbouring property (overlooking, noise, odours, fire risk).

1x objection from South Wiltshire Campaign to Protect Rural England – (opening side windows contrary to the design guide and planning policy)

9. Planning Considerations

9.1 Principle of Development

Extant planning permission exists on the application site for single-storey side and rear extensions. Therefore the principle of the property being extended has already been established and that approved consent is a fall-back position should this current application be refused.

9.2 Visual Impact

The roof design of the rear extension has been altered from the previous approval, now having a “green roof” contained within a parapet wall. This amendment results in a slightly larger bulk to the proposal, however this is not considered to cause any significant visual harm to the bungalow.

The design of the patio doors has been amended, however this is considered to have no adverse impacts.

A flue is proposed on the side elevation of the rear extension which will include a brick casing up to ground-floor ceiling height. This is minor in nature and will have no detrimental visual impacts.

The proposed side extension now includes 3 highlevel windows rather than 2 and the previously approved roof lights have been altered to 3 glazed roof panels. These changes are not considered to cause any visual harm.

The proposed extensions will be finished in a mix of brick and timber cladding which are considered to complement the existing bungalow.

The proposals are largely screened from public view points and therefore the proposals are not considered to detract from the appearance of the existing bungalow.

South Wiltshire CPRE have objected to the proposal stating that the opening side windows are contrary to the design guide and planning policy. The design guide that is being referred to is the "Development Services Householder Design Guide". This is not an adopted policy and therefore little weight can be given to it. In contrast Southern Wiltshire has an adopted Supplementary Planning Guidance Design Document "Creating Places". This document does not specifically restrict side windows.

9.3 Impact on neighbour amenity

Whilst the proposed alterations slightly increase the bulk of the rear extension, these alterations are not considered to be significant enough to cause any detrimental impacts to the amenity of the neighbouring properties.

The issue raised by the neighbouring property, the Parish Council and the South Wiltshire CPRE relates to the high level side windows in the side extension. In the previous application, these windows were to be fixed shut, however the current application seeks consent to have openable windows. The objections have raised concerns that these windows will allow overlooking into the neighbouring property's bedroom window which is diagonally opposite these windows. The windows will still be obscure glazed and will still be high level. In terms of overlooking, the obscure glazing will restrict this whilst the windows are shut, and their positioning 1.7m above finished floor level results in overlooking not being possible. As such it is not considered that the windows will cause overlooking to the neighbouring property.

Issues have also been raised over the fire risk from having the two properties almost touching. This is a Building Regulations issue rather than a Planning issue, however the Case Officer has discussed the arrangement with a Building Control Officer who did not have any safety concerns with the proposed arrangement.

In terms of the issues raised around cooking odours, on a residential situation such as this, it is not expected that intense cooking odours will be present (i.e. in comparison to had this been a restaurant), but in any case this would be a Public Protection issue rather than a Planning issue. Similarly any noise issues would also be a Public Protection Issue.

It is useful to note, that permitted development rights allow ground-floor windows to be inserted into the side elevations of dwellings, including within side extensions. The side extension that is the subject of this application was not permitted development due to the use of timber cladding to the rear gable (i.e. not of a similar appearance to that of the existing dwelling), however had brick been used rather than timber cladding, the whole extension, including openable and clear-glazed side windows would not have required planning permission. These would also not be restricted to being high level windows. Therefore the fall-back position of what could be constructed under permitted development rights could have a much more significant impact on the amenity of the neighbouring property.

10. Conclusion

The proposed single-storey side and rear extensions are considered to be acceptable on balance, taking into consideration the impact on the amenity of the adjacent properties, and the visual impacts of the proposal, as well as the fall-back position of what could be done utilising permitted development rights. As such the proposal is considered to be in accordance with Core Policies 1, 2, 4 and 57 of the Wiltshire Core Strategy and the Creating Places Supplementary Planning Guidance.

RECOMMENDATION

Approve 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 development hereby permitted shall be carried out in accordance with the following approved plans:

0128/PL/01 Rev C dated 05/05/16 received 05/05/16

0128/PL/02 Rev C dated 05/05/16 received 05/05/16

0128/Ex/01 dated 05/05/16 received 11/03/16

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