

REPORT OUTLINE FOR NORTHERN AREA PLANNING COMMITTEES

Date of Meeting	24 August 2016
Application Number	16/04426/FUL
Site Address	22 & 23 Ebor Paddock Calne Wiltshire SN11 0JY
Proposal	Extension Over Garage & Single Storey Extension
Applicant	Mr Ben Sweet
Town/Parish Council	CALNE
Electoral Division	CALNE SOUTH AND CHERHILL – Cllr Alan Hill
Grid Ref	400428 169819
Type of application	Full Planning
Case Officer	Victoria Davis

Reason for the application being considered by Committee

The application has been called into committee by the Local Member, in order to consider the overall design and visual impact of the proposal on the character of the surrounding area,

1. Purpose of Report

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

2. Main Issues

The main issues are:

- Principle of development
- Impact on the character and appearance of the host dwellings and surrounding area
- Parking and access
- Protected trees
- Residential amenity

3. Site Description

This application relates to 22 & 23 Ebor Paddock which are both semi-detached properties also linked to each other by their garages. Ebor Paddock is a small cul-de-sac which has a

pleasant open feel with properties typically being set well back from the road and attractive, well-kept front gardens and parking areas. There are several protected trees within the vicinity of the application site.

4. Relevant Planning History

None

5. The Proposal

The proposal seeks permission for a part two storey, part single storey extension to create additional bedrooms for both properties and additional living space; comprising of dining area, utility and WC on the ground floor of no. 23. Matching materials are proposed throughout.

6. Planning Policy

Wiltshire Core Strategy:

CP8 The Spatial Strategy: Calne Community Area
CP50 Biodiversity & geodiversity
CP51 Landscape
CP57 Ensuring High Quality Design and Place Shaping
CP64 Demand Management

National Planning Policy Framework (NPPF):

Achieving sustainable development – Core Planning Principles

Chapter 7 Requiring Good Design
Chapter 11 Conserving and enhancing the natural environment

7. Consultations

Calne Town Council: Objection, concern was raised with regards to the overall design of the proposal. Members objected on the basis that the development would create a terracing effect and that it would set a precedent for similar development in the area.

Highways: No Objection to the proposal. The proposal results in an increase in bedrooms and partial conversion of the garage of no.23, however adequate on-site parking is still available for both properties.

Line Search: Confirmed that CLH Pipeline System Ltd. had assets in the vicinity of the proposed development that may be affected by the proposal.

Fisher German: Confirmed that the CLH Pipeline System – Energy Act 2013 (CLH PS) may be affected by the development as indicated in the proposed plans. No work or activity should be undertaken without first contacting the CLH Pipeline System Operator for advice and, if required, Works Consent. Further instructions and contact details are available within the full response available online.

8. Publicity

The application was advertised by site notice and neighbour consultation. No letters were received however the application was discussed with Cllr. Hill, who expressed concern that

the proposal would result in an undesirable terracing effect that would be harmful to the overall character of the area and set a precedent for similar development in the area. The application was subsequently called-in to be determined by the planning committee.

9. Planning Considerations

Impact on the character and appearance of the host dwellings and surrounding area

In accordance with Core Policy 57, extensions should respond positively to the existing site features; which include building layout, built form, mass and scale. The proposed extension is to be built in matching materials, with a design that mimics the existing roof forms. The drop in ridge height and simple fenestration will ensure that the extension remains subservient to the original houses in both scale and design. It is considered that the development will integrate effectively with the surrounding area.

Cllr. Hill and members of the Town Council have objected to the proposal on the basis that the two storey element has the potential to create a terracing effect which would be harmful to the existing character of the area. In this case, the staggered design means the proposed first floor extension is quite significantly stepped back from the front elevation of the original houses and their garages. This step back is considered to sufficiently fragment the appearance of the principle elevation, to ensure that the dwellings do not merge into a terraced form. The first floor extension is set back approximately 3.4m from the front of no. 22 and approximately 4.1m from the front of no. 23. As a minor design amendment it was requested that the downpipe was positioned centrally at the front of the extension, to help demarcate the individual properties. A revised plan was submitted to indicate this detail.

Parking and access

The highways officer is satisfied will the level of parking being maintained for both properties. No objection is raised.

Protected trees

A tree preservation order covers this area and relates to a row of lime trees to the front of the properties. An 'Arboricultural Method Statement' was submitted on request along with a plan to indicate the tree protection areas. The Arboricultural Officer is satisfied with the information submitted and has raised no objection, subject to a condition.

Impact on residential amenity

Due to the orientation of the extension, it is not considered that the proposal is likely to have any significant impact on residential amenity by way of overlooking, overshadowing or overbearing appearance.

Other considerations

Cllr. Hill and the Town Council also raised concern that the proposal would set a precedent for similar development elsewhere, however this is not the case. Each application is determined on its own merits. The site constraints and specific impacts of any development on the character of the surrounding area will always be considered on a case by case basis.

10. Conclusion

It is considered that the proposal is appropriate in terms of scale, materials and design. The proposed extensions will have no significant impact to the amenities enjoyed by the residents of nearby properties. The application is not considered contrary to requirements of the NPPF or Core Policies of the Wiltshire Core Strategy. The application does not cause any significant material harm that would justify a refusal of planning permission.

11. Recommendation

Planning permission be GRANTED subject to 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:

Location Plan, Existing & Proposed Site Plans 01, Existing & Proposed Floor Plan 02 (both received 10 May 2016), Existing & Proposed Elevations 03 (received 14 June 2016) and Site Plan (showing tree canopy protective fencing) 04 (received 12 July 2016)

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

- 3 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.

- 4 All works shall be carried out in strict accordance with the approved Arboricultural Method Statement (AMS) received 12 July 2016.

Reason: To ensure the safe retention of existing trees on and adjoining the site.

- 5 INFORMATIVE TO APPLICANT:

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

- 6 INFORMATIVE TO APPLICANT:

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

7 INFORMATIVE TO APPLICANT:

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

8 INFORMATIVE TO APPLICANT:

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.