

REPORT OUTLINE FOR AREA PLANNING COMMITTEES Report No. 9d

Date of Meeting	12 th January 2017
Application Number	16/09446/FUL
Site Address	Mayfield, White Way, Pitton, SP5 1DT
Proposal	Rear extension and raise roof to provide rooms within roofspace.
Applicant	Mr Juhkental & Miss Horvath
Town/Parish Council	PITTON AND FARLEY
Electoral Division	Winterslow
Grid Ref	421054 131434
Type of application	Full Planning
Case Officer	Christos Chrysanthou

Reason for the application being considered by Committee

The application has been called in to committee by Councillor Devine. The application has generated objections, therefore requiring determination by the Southern Area Planning Committee.

1. Purpose of Report

To consider the above application and the recommendation of the Head of Development Management that planning permission should be APPROVED.

2. Report Summary

The main issues which are considered to be material in the determination of this application are listed below:

- Principle of development
- Design, Scale and Siting
- Impact on neighbour amenity

3. Site Description

The application site is a detached bungalow situated within an established residential area. The site is situated within an adopted housing policy boundary and adjacent to a conservation area. The site is accessed off White Way via a driveway leading to the side of the property. The existing dwellinghouse is a modest non-descript 2 bedroom bungalow constructed with red brick and rendered exterior walls and plain roof tiles.

4. Planning History

There is no planning history for the application site however the neighbouring property Journeys End has planning permission for the demolition of the existing bungalow and erection of a replacement 4 bed two storey home (application ref: 16/00127/FUL) granted 31/03/16.

5. The Proposal

Planning permission is sought for the erection of a rear extension and raising the height of the roof ridge to provide habitable accommodation within the roofspace.

6. Local Planning Policy

National Planning Policy Framework (NPPF):

- Section 7 - Requiring good design

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring high quality design and place shaping

7. Summary of consultation responses

Pitton and Farley Parish Council	Objection (overdevelopment, overbearing, privacy, impact to street scene)
WC Archaeology	No objection
WC Conservation	No objection
WC Drainage	No objection (subject to conditions)
WC Highways	3 off street parking spaces would be required to comply with the Council's adopted parking standards (plan showing 3 parking spaces received 26/10/16)

8. Publicity

The application was advertised by site notice and neighbour consultation letters. Further consultation followed the submission of revised drawings (side rooflights omitted).

1 letter of no objection has been received and 17 (household) letters of objection have been received siting the following material planning considerations:

- Overdevelopment of the site
- Loss of amenity to neighbours
- Not in keeping with character of the area
- Surface water drainage
- Parking

9. Planning Considerations

9.1 Principle of Development

Core Policy 57 states a high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality.

9.2 Design Scale and Siting

It is proposed to erect a 1 ½ storey extension to the rear of the property and raise the roof height of the existing dwellinghouse by 1.7m to provide sufficient headroom within the roofspace above to create habitable accommodation.

The application originally proposed 10no rooflights however following concerns raised by the LPA regarding the potential for overlooking to the neighbouring properties (Journeys End and Hollybank), the drawings have been revised omitting the 5no side facing rooflights to the rear extension.

The proposed materials are concrete interlocking roof tiles and brickwork to match the existing dwellinghouse. Officers consider that when viewed from the street scene the character of the bungalow would be maintained despite the raised roof height and inserted rooflights to the front elevation.

It is considered that the proposal would not result in overdevelopment of the site, as sufficient garden space would be retained.

In addition officers note that neighbouring property Journeys End has planning permission for the demolition of the existing bungalow and erection of a replacement 4 bed two storey home (application ref: 16/00127/FUL) which has a higher roof ridge than the development proposal.

The site is adjacent to and outside of a conservation area. The conservation officer has not raised an objection and therefore considers the proposal to be acceptable in the context of the adjacent conservation area.

The existing driveway would provide 3no parking spaces which are sufficient off-street parking provision in accordance with WC adopted parking standards.

It is considered that the development proposal is acceptable in terms of its overall scale, design, and siting in relation to the plot and its boundaries with no significant harm resulting to the character of the dwellinghouse and street scene.

9.3 Impact on Neighbour Amenity

Regarding the scale of the development, whilst the proposal involves raising the roof height to provide additional accommodation within the roofspace, the floor levels of Hollybank are higher than the application site therefore despite being situated within 2m to the boundary the enlarged property would not be considered to be unduly overbearing.

Following concerns raised by the LPA regarding the rooflights on the side elevations that face the neighbours, the agent has submitting revised plans which omit the side facing rooflights thus eliminating the potential to overlook Hollybank and Journeys End.

To the rear elevation a large window assembly is proposed which would serve the master bedroom. The distance from the proposed rear elevation to the rear boundary is 18.5m which is well screened by mature trees and hedging. The distance between the proposed rear elevation (where the bedroom window is situated) to the rear elevation of the neighbour 4 David's Garden is 24m. Whilst the proposed rear first floor window would be visible through gaps in the boundary trees the distance between the two properties is considered sufficient to not result in any undue overlooking.

10. Conclusion

By virtue of the design, scale, size and materials of the proposed development, the proposal is considered to be acceptable, with no significant impact to neighbouring or visual amenity. It is therefore considered to be in accordance with government guidance contained within the NPPF and Core Policy 57 of the adopted Wiltshire Core Strategy.

RECOMMENDATION: Approve with 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 and documents:

Application Form

Location Plan

Block Plan

Drawing No. 16053/1 G F Plan

Drawing No. 16053/2/A F F Plan

Drawing No. 16053/3/A Elevations

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

3) The brick and roof tile 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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the southeast or northwest roof slopes of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

5) No development shall commence on site until a scheme for the discharge of surface water from the site, incorporating sustainable drainage details together with permeability test results to BRE365 with determination of ground water levels to allow at least 1m of unsaturated soil between the base of any soakaway to the top level of groundwater taking into account of seasonal variations, has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development can be adequately drained

6) The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained