

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

<b>Date of Meeting</b>	08 March 2017
<b>Application Number</b>	16/11277/FUL
<b>Site Address</b>	Land adjacent 76 Bryans Close Road, Calne, Wiltshire, SN11 9AD
<b>Proposal</b>	Demolition of existing garage and erection of a new dwelling
<b>Applicant</b>	Mr C Brooks
<b>Town/Parish Council</b>	CALNE
<b>Electoral Division</b>	CALNE CHILVESTER AND ABBERD – Cllr Tony Trotman
<b>Grid Ref</b>	400010 171501
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Chris Marsh

**Reason for the application being considered by Committee**

The application has been called to Committee by Cllr Trotman in order to consider the impact of the development on residential amenity and highway safety.

**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, subject to conditions.

**2. Report Summary**

The critical issues in the consideration of the application are as follows:

- Principle of development
- Design
- Highways
- Residential amenity

The application has met with objection from Calne Town Council, and has also attracted two letters of objection from local residents.

**3. Site Description**

The application site is located within a well-established residential area in the eastern part of Calne, itself a market town with a framework boundary saved under the Core Strategy. The land in question currently serves as parking, garden and amenity space associated with no.76, a semi-detached mid-C20<sup>th</sup> property, and includes a modest single garage link-attached to a single-storey extension. To the immediate north of the

site are a series of modest blocks of flats, constructed principally from red brick and set within communal landscaped grounds. Two of these units have side windows directly overlooking the site, as does no.76 itself. Access across highway verge is obtained directly from Bryans Close, currently leading to a tarmac driveway enclosed by gates and a low blockwork wall, close to a bend where the road turns northward to Fynamore Place.

#### **4. Planning History**

There is no planning history relevant to the site.

#### **5. The Proposal**

The proposal comprises the removal of the existing garage and erection of an attached dwelling to create a terrace of three units along the build line set by no.76 and its adjoining neighbour, no.74. The accommodation is to comprise kitchen/diner, living room and separate hallway and cloakroom at ground floor level, which also incorporates a passage through to the rear, with three bedrooms, ensuite and bathroom above. Externally, the new building is to be finished in fair-faced concrete blockwork beneath a pitched concrete tile roof with projecting rear gable. There is a modest hip-roofed porch on the street-facing elevation. The existing, fairly generous garden, is to be subdivided between the dwellings, and the existing driveway parking arrangement retained and duplicated immediately in front of no.76 to provide off-street parking for a total of four vehicles.

#### **6. Local Planning Policy**

The following policies of the Wiltshire Core Strategy are relevant:

Core Policy 1 (Settlement strategy)

Core Policy 2 (Delivery strategy)

Core Policy 8 (Community Area strategy; Calne Community Area)

Core Policy 57 (Ensuring high quality design and place shaping)

Core Policy 61 (Transport and development)

Core Policy 64 (Demand management)

Paragraphs 14 & 17 and Sections 4 (Promoting sustainable transport), 6 (Delivering a wide choice of high quality homes) and 7 (Requiring good design) of the National Planning Policy Framework are also relevant.

#### **7. Summary of consultation responses**

Calne Town Council – *“Members objected to this application stating that the plot is too small to accommodate an additional dwelling and would result in over development and loss of privacy for the neighbouring flats in Fynamore Place. They had concerns over the access onto the highway, which is potentially dangerous so close to a sharp bend. Members were concerned that the parking for the existing property will be lost if the new dwelling is permitted; there appears to be no detail of parking arrangements or vehicle access to the existing dwelling if the new property is permitted.*

*Member objected to the application on the following planning grounds:*

***Wiltshire Core Strategy Core Policy 57 (iii) & 61 (ii)."***

Highways – no objection, subject to conditions

Rights of Way – no objection

**8. Publicity**

The application was advertised by site notice and neighbour notification letter.

Two letters of objection have been received from nearby residents, raising concerns in respect of the safety of the proposed access and increased vehicular movements in such proximity to the Fynamore Place bend.

This arrangement remains unchanged in the revised proposals, which have been consulted upon with no further public responses received.

**9. Planning Considerations**

Principle of development

In principle, new residential development is acceptable in this location being within the saved development framework for Calne, a market town providing a good range of services, employment and transport. The site's location is therefore a sustainable one. The prevailing context is residential in nature, and the levels of traffic generally low, such that it is not considered that the introduction of normal domestic activity, including vehicular movements, would be unduly intrusive at the scale of development currently proposed.

Design

The design of the proposed dwelling is visibly derived from the form of the existing dwellings at nos.74-76, adopting materials and a scale typical of the locality. The proposed porch is of modest proportions and typical of the type of ad-hoc additions seen throughout the locality. It should also be noted that the revised proposals include the removal of the existing detached garage and adjoining single-storey element; both are of low quality and thus the scheme represents an improvement to the appearance of the site in this respect. Although the proposals will result in the loss of some highway verge, this will not be significantly detrimental to any overriding local character given that large and adjoining driveways are already a prevalent feature in the immediacy.

Highways

The Council's Highway Officer has considered the proposals in respect of the safety of the proposed access and adequacy of car parking, taking into account that the scheme includes the removal of an existing garage and concluding that the proposed arrangement is suitable. The new access is to be created further from the bend in the highway than the existing entrance and due to the low level of vehicular movements anticipated it is not considered that this will exacerbate the existing situation to the detriment of highway safety. The provision of car parking on site is consistent with the

adopted countywide standards and the lack of dedicated turning provision not atypical of dwellings in this suburban area.

### Residential amenity

Following concerns raised in relation to the original proposal for a link-detached unit, which would have extended to within 2.5m of the adjacent flats and potentially blocked light from windows, the proposals have been revised to create much improved setback. In its revised location, with a minimum separation distance of around 5m, it is considered that the gable wall that would formerly have impeded residential amenity is now suitably placed so as to avert any significant harm in this regard. Whilst some loss of openness would be experienced by occupants of the flats, it is noted that the existing arrangement is an unusual one and that actual harm to residential amenity would be negligible in this instance.

### Conclusions

Overall, it is considered that the revised proposals represent an appropriate standard of development in accordance with Core Policies 1, 2, 57 and 64, and is acceptable in planning terms.

## **RECOMMENDATION**

That planning permission is GRANTED, 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:

CB/C/02/16.A - Proposed Block Plan, Floor Plans & Elevations  
Received 31 January 2017

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

- 3 No development shall commence on site until the exact 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: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be

agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

- 4 No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 5 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 northeast elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

- 6 **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.

- 7 **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.

- 8 **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.

- 9 **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.

10      **INFORMATIVE TO APPLICANT:**

The proposal includes alteration to the public highway. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the vehicle access team on telephone 01225 713352 or email [vehicleaccess@wiltshire.gov.uk](mailto:vehicleaccess@wiltshire.gov.uk) for further details.