

<b>Date of Meeting</b>	6 <sup>th</sup> April 2017
<b>Application Number</b>	17/00444/FUL
<b>Site Address</b>	Florence House, Romsey Road, Whiteparish, SP5 2SD
<b>Proposal</b>	Erection of 2 bay garage to front of property.
<b>Applicant</b>	Mr Simon Kulas
<b>Town/Parish Council</b>	WHITEPARISH
<b>Electoral Division</b>	ALDERBURY AND WHITEPARISH – Richard Britton
<b>Grid Ref</b>	424888 123809
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Christos Chrysanthou

### Reason for the application being considered by Committee

The application has been called-in to Committee by Cllr Britton citing concerns in respect of the design of the development, visual impact upon the surrounding area and 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 which are considered to be material in the determination of this application are listed below:

- Scale and design
- Impact on amenity
- Highways

The Parish Council have made an Objection (scale of development, proximity and visual impact to neighbouring properties and street scene). In addition 1 letter of objection and 2 third party letters have been received by the Neighbour/third parties.

#### 3. Site Description

The application site is a detached dwellinghouse situated within an established residential area in Whiteparish. The site is accessed off Romsey Road and is situated within an adopted housing policy boundary.

#### 4. Planning History

S/2009/0143	DEMOLITION OF VILLAGE HALL AND ERECTION OF 2 DWELLINGS
S/2010/0585	TWO RESIDENTIAL HOUSING UNITS ON SITE OF EXISTING VILLAGE HALL WHICH WILL BE DEMOLISHED
S/1985/0910	STORAGE SHED
S/2000/1104	FOUR RESIDENTIAL HOUSING UNITS
S/1988/1204	STORE EXTENSION TO VILLAGE HALL
S/2005/1272	DEMOLITION OF EXISTING VILLAGE HALL CONSTRUCTION OF NEW VILLAGE HALL INCLUDING ANCILLARY CAR PARKING ON RECREATION GROUND
S/2005/1637	DEMOLITION OF EXISTING VILLAGE HALL CONSTRUCTION OF NEW VILLAGE HALL INCLUDING ANCILLARY CAR PARKING ON MEMORIAL GROUND
S/2004/2107	EXTENSION AND REFURBISHMENT OF VILLAGE HALL AND ALTERATION TO ACCESS AND PARKING ARRANGEMENTS
S/2006/2658	OUTLINE PERMISSION TO DEMOLISH VILLAGE HALL AND ERECT 2 DWELLINGS
13/01239/REM	Reserved matters application for the demolition of existing village hall and erection of 2 detached dwellings (pursuant to approval of S/2010/0585/OL)
14/06793/VAR	Vary condition 7 of 13/01239/REM to adjust the design of the approved scheme

#### 5. The Proposal

Planning permission is sought for the erection of a two bay detached garage.

#### 6. Local Planning Policy

National Planning Policy Framework  
Section 7 Requiring good design

Wiltshire Core Strategy  
Core Policy 57 Ensuring high quality design and place shaping

#### 7. Summary of consultation responses

WC Highways                                      No objection

#### 8. Publicity

The application was advertised by site notice and neighbour consultation letters.

Parish Council                                      Objection (scale of development, proximity and visual impact to neighbouring properties and street scene)

Neighbour/third parties                        1 letter of objection, 2 third party letters

## 9. Planning Considerations

### Scale and design

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.

Planning permission was originally sought for a three bay garage consisting of two car parking spaces and a store. Following objections from the neighbour and the parish council, revised plans have been received to address the concerns raised. The store has been omitted and the proposal now consists of a two bay garage.

The roof pitch has been dropped to 38° which has reduced the overall height of the garage to 4.1m (from 4.4m). The proposed garage would have a depth of 5.8m (reduced from 6.1m) and a width of 6.1m (reduced from 8m).

The proposed garage would be sited in front of the dwellinghouse at a distance of 6.8m to the principle elevation and 40cm to the eastern boundary.

The proposed garage is of a typical design and would be constructed in timber. Clay roof tiles are proposed and the exterior walls are proposed to be cladded with horizontal timber weatherboarding above a brick plinth.

The proposal has been significantly reduced in scale and mass in response to the objections received. Officers consider that the revised plans represent an improvement to the original plans and consider the scale and design of the proposal to be acceptable.

### Impact on amenity

Core Policy 57 requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are achievable within the development itself, and the NPPF's Core Planning Principles (paragraph 17) includes that planning should 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.'

Officers note the content of the objection letter submitted by the immediate neighbour to the east, Mulberry House.

The proposed garage would be set away from the front window serving the neighbours study/tv room by 10.5m. Having visited the site and assessed the proposal in light of the trajectory of the sun which rises in the east, moves southwards and sets in the west, officers consider that the majority of shading that may occur during the day would be experienced within the application site. Officers note that some shading to the neighbour's access/turning area may occur during the later hours of the day however this would not significantly impact the amenities of the neighbour to warrant refusal.

Whilst the garage would be visible at an oblique angle from the neighbour's front window, the proposed garage would be single storey and set away at an acceptable distance from the neighbouring property to not unduly impact amenity.

For the above reasons, officers consider that a refusal on amenity grounds would be difficult to sustain.

## Highways/parking

Criteria (ix) of Core Policy 57 aims to ensure that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible.

WC Highways have considered the proposed development and have responded with no objection. The proposal is therefore considered to be acceptable in terms of highway safety including visibility.

### **10. Conclusion**

The proposed garage conforms to the objectives of core policy 57 of the Wiltshire Core Strategy and the aims of the NPPF. Therefore, officers consider that planning permission should be granted.

### **RECOMMENDATION**

It is recommended the application be approved, 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 and documents:

Application Form

Site Location Plan Date rec. 16/01/17

Site Plan Date rec. 08/03/17

Drg. no. 1 R2 Proposed Elevations Date rec. 08/03/17

Drg. no. 2 R2 Proposed Plan Views Date rec. 08/03/17

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