

# REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	26 <sup>th</sup> January 2011		
Application Number	10/04349/FUL		
Site Address	2 Hartham Lane, Biddestone, Chippenham		
Proposal	Two Storey Extension & Demolition of Single Storey Detached Garage		
Applicant	Miss L Myles		
Town/Parish Council	Biddestone Parish Council		
Electoral Division	By Brook	Unitary Member	Jane Scott
Grid Ref	385946 173296		
Type of application	FUL		
Case Officer	Mandy Fyfe	01249 706685	Mandy.fyfe@wiltshire.gov.uk

## Reason for the application being considered by Committee

This application has been submitted to the Committee for decision at the request of Councillor Jane Scott because of the planning history on the site (An earlier application was called to Committee to assess the size and scale of the proposed extension and the impact upon other properties within the area.)

### 1. Purpose of Report

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

### 2. Summary of Report

This application is for the erection of a two storey extension and demolition of a single storey detached garage, to the rear of the property. The site lies within the framework boundary of Biddestone and therefore the key points to consider are as follows:

- Implications on DC Core Policy C3 and Residential Extensions H8
- Affect of the residential amenity of existing properties
- Design and scale of the development

Biddestone and Slaughterford Parish Council object to the application.

Four letters of objection have been received

### 3. Site Description

The dwelling is semi detached and constructed of stone walls exposed at ground level and rendered in a lime render at the first floor. The existing garage is located to the rear of the dwelling and set off to one side. (This is to be demolished prior to construction of any extension). The property is also situated within the Cotswold AONB.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
05.0495.FUL	Single Storey Extension	Permit
09.02155.FUL	Two Storey Extension	Permit

## **5. Proposal**

Permission is sought for a two storey side extension, following demolition of the detached garage at the rear of the property. The proposed extension has a gable on the front elevation and follows through to a gable on the rear elevation. The proposed roofline is lower than that of the host dwelling. The proposal incorporates an integral garage within the extension. The application also includes fenestration and door alterations on the rear elevation. The extension will provide a kitchen and garage on the ground floor and two bedrooms on the first floor. The plans are similar to those originally submitted as an application 2009, however following a number of objections from local residents the plans were amended ground floor was reduced in size, principally to ensure that the front part of the extension was pulled away from the boundary with 3 Hartham Lane and the projection at the front of the property did not extend beyond the existing front elevation. Members resolved to grant permission for that revised proposal (09/02155/FUL) in February 2010.

The applicants have found that it would be practically difficult and potentially costly to implement the scheme as permitted and are seeking to amend the proposal.

## **6. Planning Policy**

Policies C3 (Development Control Core Policy) and H8 (Residential Extensions) of the North Wiltshire Local Plan 2011.

## **7. Consultations**

**Biddestone Parish Council** Object on the grounds that the resulting work would be overbearing, there would be no rear access, parking would be a problem, there would be a loss of amenity to the neighbouring property and it would be right up to the boundary. There would be difficulties should the emergency services need to attend. This appears to be a similar submission to the original application which was objected to last year and for which amended plans were requested, submitted and approved..

**Highways** has no objections and is satisfied that there have been no material changes from the previously approved application. (the highways team commented on the previous approved application: “ *this garage extension would not create a significant issue with regard to lack of turning. The neighbouring property No.3 has had an extension with no turning area. In any case with regard to the proposal it is currently not a huge area for turning and it appears that vehicles currently parking at the property may already turn in the carriageway in any case.* ”)

## **7. Publicity**

The application was advertised by site notice, press advert and neighbour consultation.

4 letters of objection have been received.

Summary of key relevant points raised:

- Highways safety resulting from more cars using the property as it increases from 3 to 5 bedrooms.
- Insufficient parking
- Visual impact on village and AONB
- Symmetry of Victorian cottages will be lost if extended.
- Extension will look cramped
- Extension will be overbearing
- No access to rear of property
- Construction impossible without access to neighbours garden
- Maintenance of extension

## 8. Planning Considerations

The planning application site lies within the defined framework boundary of Biddestone. Any development should satisfy the Policies outlined in C3 and H8 of the North Wiltshire Local Plan 2011.

The original plans submitted under reference 09/2155/FUL showed the proposed extension as built right up to the boundary with 3 Hartham Lane and the garage element forward of the host dwelling by 1.2 metres. It was considered, due to the orientation of the houses that the extension could have an adverse impact on the neighbouring property and the applicants agreed to amend the plans. Revised plans were received showing the front extension 100mm behind the existing front elevation of the house (a reduction of 1.3m) and the extension also been pulled away from the boundary (rather than following the boundary of the property the flank wall is perpendicular to the front elevation), squaring up the front section which now looks more in proportion than being on the boundary line. Members agreed with Officers that the revised plans were acceptable in that the amenities of adjoining neighbours would not be unacceptably harmed by the proposals and the changes would have an adverse impact on the character and appearance of the street-scene. This permission is a significant material consideration.

The current application seeks to amend the permitted proposal to the extent that it reinstates the 1.2 metre projection to the front of the property at ground floor, but the extension is (as per the approved scheme) still built away from the boundary. In effect the front elevation remains of the same width as permitted, with only an additional amount of roof visible above the integral garage. The side elevation (facing 3 Hartham Lane) is 1.3 metres longer at ground floor level (accommodating the front part of the garage under a pitch roof).

Whilst most of the concerns raised by objectors are issues that were considered as part of the previous proposal (highways, parking, access to the rear of the property etc) and have not been revisited, the principle issues that Members need to consider in terms of this application (given that permission exists for a slightly smaller extension) is whether the increase in length of the garage has an impact on the amenity of the neighbouring property (No 3 Hartham Lane) and whether the amendments adversely affect the appearance of the dwelling and surroundings.

This increase in length is considered to be a minimal change and has little additional impact upon the amenity of neighbouring property.

In terms of the impact on the appearance of the property, the cottage (and its neighbour) have a great deal of charm and are attractive buildings in this part of Biddestone. The permitted scheme is considered to be subservient to the existing dwelling with its lower ridge and set back. Bringing the ground floor forward does make the extension more prominent and is not a traditional approach to extending a Victorian property. However, the extension is nicely detailed and it is a fine judgement as to whether the amended scheme would have an adverse impact on the appearance of the cottage or the wider street-scene. Officers consider that the scheme is acceptable and meets the criteria for extensions set out in Policies C3 and H8

Concerns have been raised that the development will have an impact on vehicle movements and parking within Hartham Lane. The Highway Authority takes the view that in this particular location the proposal would not create a significant issue.

## **9. Conclusion**

The proposal is considered an acceptable addition to the host building, in terms of scale and design and is considered in character with the host building and the area in general.

## **10. Recommendation**

Planning Permission be GRANTED for the following reason:

The proposed development, by virtue of its siting, scale and design, will not be harmful to the character and appearance of the streetscene will not be detrimental to the amenities of adjoining occupiers and acceptable in terms of highway safety. On that basis, the proposal accords with Policies C3 and H8 of the North Wiltshire Local Plan 2011.

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.

POLICY: C3 and H8

2. The wall materials to be used on the side elevation shall match those proposed on the front elevation (i.e exposed random stone (cavity) wall construction to the ground floor and a lime rendered finish to the first floor including stone quoin details).

REASON: In the interests of the appearance of the host dwelling and the character and appearance of the area.

POLICY: C3, H8

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To safeguard the amenities and character of the area and in the interest of highway safety.

POLICY: C3, H8

4. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

Plans

Location plan 034/ 100; Block Plan 034/101A; Existing survey 034/ 110; 111; 112; 120; 121; & 122; Proposals 034/ 115B;116B; 117B; 125B; & 126B Dated 19<sup>th</sup> November 2010  
Block Plan 034/102 Dated 4<sup>th</sup> January 2011

REASON: To ensure that the development is implemented as approved.

**Informatives:**

1. You are advised that this planning permission does not override any interests that third parties may have regarding civil matters such as ownership, covenants or private rights of way. Before any works are carried out which affect land outside your ownership you should ensure the necessary consents have been obtained from all persons having an interest in the land.

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

