

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	16 th February 2011		
Application Number	N.10.04558.FUL		
Site Address	57c Kington St Michael, Chippenham SN14 6JE		
Proposal	Erection of Single Storey Dwelling with Accommodation in Roof Space		
Applicant	Mr J Bigwood		
Town/Parish Council	Kington St Michael		
Electoral Division	Kington	Unitary Member	Councillor Greenman
Grid Ref	390265 177493		
Type of application	Full		
Case Officer	Lee Burman	01249 706 668	Lee.burman@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 Howard Greenman to consider the scale of the proposed development, the visual impact upon the surrounding area and relationship to adjoining properties.

1. Purpose of report

To consider the above application and to recommend that planning permission be REFUSED.

2. Report summary

The main issue in the consideration of this application are as follows:

- Impact upon visual amenity and character of the conservation area and the residential character of the locality

The application has generated objection from Kington St Michael Parish Council; and 4 letters of objection from the public.

3. Site Description

The application site is a small plot of open green space comprising 0.067ha located to the rear of the main road through the village of Kington St Michael. The site is within the defined Framework Boundary and Conservation Area for the village.

4. Relevant Planning History

Application Number	Proposal	Decision
N.10.03378.FUL	Erection of Single Storey Dwelling	Withdrawn
N.03.02231.OUT	Erection of Single Storey Dwelling	Permitted

5. Proposal

Erection of Single Storey Dwelling with Accommodation in the Roof Space.

6. Planning Policy

North Wiltshire Local Plan: Policies H3; H6, C3; HE1, CF3.

The site lies within a conservation area and the defined framework boundary for Kington St Michael.

Central government planning policy:

Planning Policy Statement 1

Planning Policy Statement 3

Planning Policy Statement 5

Planning Policy Guidance Note 17

7. Consultations

- Kington St Michael Parish Council Object to the proposal not on principle but that the scale of the dwelling would be too large and overbearing for neighbouring properties and given the large scale footprint would represent an over-intensification of the site. The Parish Council also identifies that the access road to the site serves 4 existing dwellings including two garages rather than the 3 dwellings referred to in the Design and Access Statement.
- Highways Officers raised no objections to the proposals.
- New Housing Team identified a requirement for affordable housing provision to be met by off-site financial contributions.
- Open Spaces Adoption & Inspections Team identified a requirement for open space provision to be met by off-site financial contribution.

8. Publicity

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

4 letters of objection were received

Summary of key relevant points raised:

- The site is constrained in terms of access, turning and servicing.
- The details in respect of amenity land and boundary treatment to the proposed property are unclear.
- The scale of development and the design of the roof pitch is out of character with neighbouring properties.
- The design of the proposed dwelling is out of character with the conservation area setting for the site.
- The development will result in the further loss of open spaces that are important features of the conservation area.
- The adjoining bungalows when originally permitted were limited in number to 3 due to access constraints.
- The design is inappropriate to the conservation area and therefore contrary to National & Local Planning Policy contained in PPS5 and North Wiltshire Local Plan (HE1).
- National Planning Policy has been amended recently in respect of the definition of previously developed land to prevent garden grabbing. Private gardens and allotments are now excluded from the definition of PDL.
- The extent of glazing and solar panels proposed would result in significant glare and would be out of character with the Conservation Area.

9. Planning Considerations

Principle of Development

The application site is a small plot of open green space comprising 0.067ha located to the rear of the main road through the village of Kington St Michael. The land appears to be used as informal playspace at the moment and has previously been used as allotments and featured a number of small built shed structures in the past. An outline planning permission with all matters reserved was granted in 2003 for a new single storey dwelling (with accommodation in the roofspace) on this plot. This application preceded changes to the planning system in respect of the information required to support outline planning applications and consequently included no details such as footprint, siting and appearance. As such the application established that the proposal was acceptable in principle subject to approval of the detailed design. That application has since lapsed without any reserved matters application being submitted. A full planning application was submitted in 2010 proposing exactly the same scheme as is now before the committee. This application was withdrawn after it was identified to the applicant that the design of the scheme was considered inappropriate in the Conservation Area. This matter is addressed further below. The site falls within the defined framework boundary and Conservation Area of Kington St Michael. Policies H3 and HE1 of the North Wiltshire Local Plan apply. Both policies allow for new development in principle subject to certain considerations. Policy H3 gives priority to the reuse of previously developed land, however it does not preclude new residential development on land even where it is not considered to be previously developed land. It is not considered that the proposal would be contrary to policy H3.

Impact on the Conservation Area

Policy HE1 requires that new development within Conservation Areas preserves and enhances the character of the area. It is considered that the proposed scheme would not meet this requirement.

Kington St Michael has a long main street that is lined with mostly historic buildings, many of which are listed. The land adjacent to 57C is set back from the main road behind older cottages that front the street. There are some modern houses around this area of land where the new dwelling is proposed. The design and materials of the new houses is typical of the late C20 but not of the vernacular architecture in the village. The development site is visible from the main street and any new dwelling on the site would also be seen from the public highway and footpath.

The proposed dwelling appears to be far wider in footprint than the historic houses in close proximity to the site. The roof pitches shown on the proposed drawing are very shallow and the approach to the design style of the building is somewhat standardised, slightly dated and uninspired. This design also includes a proliferation of rooflights and the materials are not sympathetic to those predominantly used in the Conservation Area. The proposed site plan shows the dwelling filling its plot with limited detail and proposals for the treatment of the boundaries and relationship with neighbouring properties, providing little in terms of private amenity space. The development in terms of footprint is therefore considered to bear little relationship with other properties in the Conservation Area.

On this basis it is considered that the proposed dwelling would be inappropriate in scale, design and materials for the location and would not enhance or preserve the Conservation Area. This would be contrary to policies C3 and HE1.

Other Considerations

Given the scale and form of development, the size of the development plot and the scale and form of neighbouring properties and the character of properties in the wider locality it is considered that the proposed dwelling fails to respect or relate well to the residential character of the locality

contrary to policy C3. Given the relative orientation of the proposed dwelling and neighbouring properties and the relationship between windows to habitable rooms and areas where there is a reasonable expectation of privacy it is not considered that there would be any significant loss of residential amenity. However given the limited amount of private amenity space proposed and the scale of the dwelling in relation to the plot size it is not considered that the proposed dwelling would secure an acceptable level of residential amenity for future occupants.

Highways officers have raised no objections to the proposal and therefore the access arrangements are considered acceptable for the level of development proposed.

Under the terms of policy H5 a requirement for affordable housing to meet local needs has been identified, given the scale and nature of development proposed a financial contribution of £26,000 toward provision in the locality was identified as appropriate.

Under the terms of policy CF3 a requirement for open space provision has been identified to meet local needs, given the scale and nature of development and the site a financial contribution of £7,400 toward provision in the locality was identified as appropriate.

The applicant has expressed a willingness to meet these requirements should planning permission be granted. A section 106 agreement would therefore be required. In the absence of any such completed agreement the scheme is objectionable.

10. Conclusion

The proposed scale and design of the dwelling would not preserve and / or enhance the character and amenity of the conservation area of the residential character of the locality. The proposed dwelling by virtue of its scale in relation to plot size would not provide adequate usable private amenity space and would therefore not secure an acceptable level of private amenity space. The proposal is therefore contrary to policies C3 and HE1 of the North Wiltshire Local Plan 2011.

11. Recommendation

Planning Permission be REFUSED for the following reasons:

1. The proposed development by virtue of its scale, materials and design character would fail to preserve or enhance the character of the conservation area and the residential character of the locality contrary to policies C3 and HE1 of the North Wiltshire Local Plan 2011.
2. No Section 106 Agreement has been secured therefore the proposed development does not include or bring forward adequate provision for affordable housing or public open space as is required by Policies C2, H6 and CF3 of the adopted North Wiltshire Local Plan 2011 and supporting guidance contained within the Revised Affordable Housing Supplementary Planning Document 2008 and North Wiltshire Open Space Study 2004.

