

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

Date of Meeting	11 August 2018
Application Number	18/04178/FUL
Site Address	62 Blain Place Royal Wootton Bassett Wiltshire SN4 8FP
Proposal	Garage conversion.
Applicant	Mr Martin Lane
Town/Parish Council	Royal Wootton Bassett
Electoral Division	Wootton Bassett East
Grid Ref	407884 182833
Type of application	Full Planning
Case Officer	Michael Akinola

Reason for the application being considered by Committee

The Application was called in for Committee determination by Councillor Groom to consider the impact of the proposed development on parking provision and highways safety and relevance of restrictive conditions attached to the previous grants of permission under the properties where constructed.

1. Purpose of Report

To consider the above application and to recommend **APPROVAL** subject to conditions

2. Report Summary

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

- Principle of development
- The scale, design and layout of the proposals and impact on visual amenity
- Impact on the residential amenity
- Impact on highways

Royal Wootton Bassett Town Council objects to the proposals. There were no representations of support and no objections from members of the public received.

3. Site Description

The application site relates to 62 Blain Place, a 3 storey new built property located within the defined settlement boundary for Royal Wootton Bassett. The site is previously located within

a large housing estate on the former site of Rylands sports ground. The dwelling is located within a row of semi-detached and detached properties albeit positioned in close proximity to one another, and all having the same characteristics in the terms of the materials, form, scale, mass and design of the façade which incorporates integral garages.

A public open space is located adjacent to the properties and the locality features on street parking.

4. Planning History

N/07/03318/OUT – Erection of 100 Dwellings with primary access from Stoneover lane (Outline)

N/12/00551/FUL – Erection of 100 Dwellings & Associated access

5. The Proposal

Permission is sought to convert the existing garage at 62 Blain Place into habitable accommodation; alterations to the front elevation of the dwelling will include the replacement of the existing garage door on the front elevation with a proposed window with cills and lintel to match the existing fenestration. An additional parking space is to be created to the front of the property adjacent the existing parking area.

6. Planning Policy

National Planning Policy Framework (NPPF) July 2018

Para 11 – The presumption in favour of sustainable development

Chapter 4 – Decision Making (paras 38, 47 and 49)

Chapter 9 – Promoting Sustainable Transportation (para 109)

Chapter 12 – Achieving Well Designed Places (para 127 & 130)

Wiltshire Core Strategy (WCS) (Adopted January 2015)

Core Policy 57 – Ensuring high quality design and place shaping

Core Policy 60 – Sustainable transport

Core Policy 61 – Transport and development

Core Policy 64 – Demand management

Royal Wootton Bassett Neighbourhood Plan (RWBNP) March 2017

Policy 7 – Design

Policy 12 – Road safety, traffic and transport

Wiltshire Local Transport Plan 3 (T3) March 2011 - Car Parking Strategy (2011-2026)

Policy PS6

Table 7.1 – Residential parking standards

7. Consultations

Royal Wootton Bassett Town council:

Object to the application due to the following reason;

- *The Town Council has previously objected to a similar planning application in Blain Place, considering it to be not in keeping with the amenity of the area.*

- *There are also concerns for highway safety - where additional vehicles create a hazard particularly for emergency vehicles.*

Wiltshire Council Highways:

Have no objection to the application and commented as follows;

- *The initial approval for the proposal site was completed with an on-site parking allocation of one space within an integral garage and one parking space on the drive within the domestic curtilage.*
- *As the application has demonstrated a replacement on-site parking space to replace the one space lost through garage conversion they do not consider this a loss of parking.*
- *Parking standards have now changed and whilst we would now expect to see 3 spaces for a new dwelling of this size.*
- *The existing garage is substandard for current parking standards; the loss of the substandard garage is acceptable as it is to be replaced by a better sized parking space.*

Public Consultation:

No representations

8. Publicity

The application was advertised by neighbour letters, Parish council notification and site notice. This generated 0 letters of objection and 0 letters of support.

9. Planning Considerations

Principle of Development

Under the provisions of Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015) and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006); and the made Royal Wootton Bassett Neighbourhood Plan (April 2018).

Royal Wootton Bassett is defined as a market town in a location that can accommodate additional development. The application site is located within the defined settlement boundary of the town and the proposal is for additional residential accommodation within an existing dwelling and therefore falls to be considered against the provisions of core policy 57 of the Wiltshire Core Strategy. CP57 states that new development will be supported subject to a number of criteria including amongst other things; responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size; making efficient use of land whilst taking account of the

characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.

Similarly, Policy 7 of the made Royal Wootton Bassett Neighbourhood Plan requires development to be sensitive to its context and reinforce the character; layout and local distinctiveness and ensuring materials used are historically found within the locality.

In the context of residential parking, core policy 64 of the Wiltshire Core Strategy section d (residential parking standards) requires the provision of parking associated with new residential development will be based on minimum parking standards.

Policy PS6 of the WLTP3 and policy 12 of the RWBNP similarly require appropriate parking to be provided and ensuring new developments has a positive impact on road safety, traffic and transport.

Planning permission is required for the proposed development due to planning conditions placed on the original consent (12/00551/FUL)

5) 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.

11) 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), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

Planning conditions do not necessarily preclude the element of development or activity that they are restricting in perpetuity, rather they allow the Local Planning Authority to assess the effect of such a scheme on an individual basis rather than allowing development to come forward under national permitted development rights. The above two conditions are standard planning conditions and are commonly placed on applications for large housing estates and should not be taken to mean that all related development proposals are unacceptable in principle.

Impact on visual amenity and the character and appearance of the locality

Core Policy 57 requires that proposed development must relate positively to the landscape setting and existing pattern of development in terms of building layouts, built form, height, mass, scale, building line, plot size, etc in order to effectively integrate into its setting.

Development must also make efficient use of land whilst taking into account of the characteristics of the site and local context to deliver appropriate development which relates effectively to the immediate setting and the wider character of the area. Likewise, Policy 7 of the Royal Wootton Bassett Neighbourhood Plan requires development to be sensitive to its context and reinforce the character; layout and local distinctiveness and ensuring materials used are historically found within the locality. These policies requirements reflect and accord with the relevant paras of the NPPF, including para 127.

The existing street scene is characterised by a mixture of detached and semi-detached properties, all of a standard design type featuring a front door and either a window or garage door on the front elevation. Despite being situated within a row of properties that all feature a garage door, the proposed alterations to the front elevation are not considered such a departure from the prevailing local vernacular so as to appear incongruous or discordant within the street scene. Therefore the proposed conversion of the garage and addition of a front window is not considered to have a significant adverse impact on the character and appearance and visual amenity of the locality.

The removal of the garage, the re-construction of brick work and the insertion of a window is considered to be in accordance with core policy CP57 of the WCS, Policy 7 of the RWBNP and section 12 of the NPPF.

Impact on the residential amenity

Section 12 (para 127) of the NPPF and CP57 of the WCS (Jan 2015) seek to secure high quality design and a good standard of amenity for current and future land occupants.

As the proposal is to convert the garage into a habitable room, there is little alteration required aside from the addition of a window to the front elevation. However, given the existing fenestration in the front elevation; the location of the application site and relationship with the adjacent properties the conversion of the garage would not significantly impact on the residential amenities of neighbouring properties in terms of any overbearing impact or additional overlooking or loss of privacy or loss of daylight. As such the proposal is considered to accord with CP57 of the WCS and section 12 (para 127) of the NPPF.

Impact on Highways

Wiltshire Core Strategy policies CP57 (ix), CP60, CP61, and CP64 seek to ensure sustainable transport and road safety and sufficient parking provision. The adopted Royal Wootton Bassett Neighbourhood Plan, Policy 12, Road safety, traffic and transport states that development should not harm highway safety and must ensure that residual cumulative impacts of development are not severe.

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy sets out the minimum requirement per number of bedrooms in table 7.1 under the terms of policy PS6.

Bedrooms	Minimum spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor parking	0.2 spaces per dwelling (unallocated)

Parking spaces should measure 2.4m by 4.8m. Section 7.5 clarifies that the Council does not include garages as part of the allocated parking provision. This is due to the propensity of garages to be used for storage rather than for parking. In practice the Council allows for oversized garages, i.e. those with an internal floor area of 3m by 6m to be counted towards the parking provision as this size would reasonably allowed for storage in addition to the parking of vehicles.

62 Blain Place is a 4 bedroom dwelling and therefore should provide a minimum of 3 spaces according to the above policy. Prior to the adoption of the 3rd Wiltshire Local Transport Plan and the Core Strategy for Wiltshire, the North Wiltshire Local Plan was the relevant Local Plan document and at that time set out maximum number of parking spaces for residential development under policy T3, Appendix 3 which stated that up to 4 bedroom dwellings should provide 2 spaces per dwelling.

When the 2012 application was considered, the Council accepted parking provision under the lower requirements thus the dwelling has an integral garage and 1 space to the front. (2 No spaces in total)

The proposal results in the loss of the garage and its replacement with an additional space to the front. There is therefore no overall loss in parking provision as 2 spaces are available. Notwithstanding that 2 spaces will be maintained, it is noteworthy that the existing garage is substandard in size and would not count towards parking provision under current policy.

The Councils' Highways Officer has been consulted over the scheme and raises no objections. Full comments are set out in the consultation section above but it is important to note that the Highways Officer concludes that there will be no loss of off street parking as a consequence of the development.

As discussed above the dwelling does not provide the 3 spaces required by current parking standards however this will not be altered by the proposed development, 2No spaces in total will be provided as is the existing arrangement. Notwithstanding this, the estate roads are wide enough to accommodate on-street parking and there is a lay-by within 40m of the application site. Furthermore, in accordance with para 109 of the NPPF, even if the development would decrease parking provision, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The Councils' Highway Officer has confirmed no objection to the proposal and therefore a refusal on this basis cannot be warranted.

Royal Wootton Bassett Council has raised concerns relating to highway safety particularly where additional vehicles will create a hazard for emergency services however as discussed above 2No off street spaces will be provided which maintains the status quo and as noted,

the dimensions of the existing garage are substandard and therefore is less likely to be used than an additional off street open parking space.

The principle of converting the garage and its replacement with an additional space to the front is therefore considered acceptable and to accord with the relevant policies.

10. Conclusion (Planning Balance)

The proposed development at 62 Blain Place, in Royal Wootton Bassett, in the context of impact on neighbouring amenity and character and appearance of the locality and highways is considered acceptable.

The proposed works involved minor alterations to the front elevation of the dwelling and are not considered to have any significant adverse impact on the character and appearance of the locality as they will not appear as incongruous or discordant when seen in context and comparison to the other properties in the vicinity.

Similarly, the alterations proposed would not have any significant impact on the current level of residential amenity afforded to the surrounding properties in terms of overlooking, loss of privacy or overbearing impact.

Lastly, the proposals mitigate against the loss of the garage space by widening the existing driveway to increase parking provision from one to two off street parking spaces, and thereby preserving the existing level of parking provision as approved in accordance with the relevant parking standards at the time of the original consent.

It is therefore considered that the conversion of the existing garage into additional residential accommodation will not have significant adverse or harmful impacts on residential and visual amenity or highways safety and is therefore in accordance with, Policy 7 & 12 of the RWBNP, CP57, CP60, 61 and CP64 of the WCS and paragraphs 11 and 47, 49a, 109 and 127 of the NPPF.

RECOMMENDATION

Approve with condition

- 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:

Drawing 01 (location plan, site plan, existing and proposed plans and existing and proposed elevations [Received on the 11th of May 2018])

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

3 No part of the development hereby approved shall be brought into use until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

4 The materials 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.

5 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), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

6 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.

7 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.

8 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.