

## REPORT TO THE WESTERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	<b>04.05.2011</b>		
<b>Application Number</b>	<b>W/11/00590/FUL</b>		
<b>Site Address</b>	<b>18B Horse Road Hilperton Wiltshire BA14 7PE</b>		
<b>Proposal</b>	<b>Erection of single storey extension to south east elevation and two storey extension to east elevation</b>		
<b>Applicant</b>	<b>Mr James Huntley</b>		
<b>Town/Parish Council</b>	<b>Hilperton</b>		
<b>Electoral Division</b>	<b>Hilperton</b>	<b>Unitary Member:</b>	<b>Ernie Clark</b>
<b>Grid Ref</b>	<b>386676 159714</b>		
<b>Type of application</b>	<b>Full Plan</b>		
<b>Case Officer</b>	<b>Mr David Cox</b>	<b>01225 770344 Ext 5244</b>	

### 1. Purpose of Report

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

### Neighbourhood Responses

1 letter of objection has been received.

### Parish Council response

Hilperton Parish Council object to the proposal.

### 2. Main Issues

The main issues in this case are the impact on the appearance of the area and the impact on the amenity of neighbouring properties.

### 3. Site Description

No 18b Horse Road is a detached bungalow located off a narrow lane that serves a number of dwellings. No 18b and its neighbour No 18a are located at the bottom end of the lane and enjoy a relatively secluded spot looking out over fields. These two buildings share very similar designs and are likely to have been built together at the same time to form a pair of buildings.

No 18b has an attached side garage with a shallow lean-to roof. No 18a has had a few extensions building over its side garage continuing the main roof across. It has also had a large dormer window inserted on the rear elevation to allow for some first floor accommodation. No 18a also has some outbuildings located between the dwelling and the boundary with No 18b.

### 4. Relevant Planning History

W/10/02029/FUL - Erection of two storey extension to west elevation and erection of single storey extension to west elevation

Refused 23.08.2010 on the grounds of adverse impact on the appearance of the area and on the amenity of the adjacent property. This proposal included a much taller rear extension, larger increase in ridge height and a dormer window on the front elevation. All of these elements have been changed in the current proposal.

## 5. Proposal

The proposal is to demolish the existing garage and build an extension that would allow for first floor accommodation in the roof space. This requires the ridge of the extension to be 500mm higher than the ridge of the main roof. On the rear elevation on the first floor of the extension would be a dormer window and a velux window on the front elevation.

There would also be a single storey rear extension measuring 5 metres deep but only 4.1 metres high sloping to 2.6 metres at eaves. The proposal also involves demolishing an existing rear conservatory and building a small extension on the rear elevation. The extension would also widen the frontage of the host building by 1.2 metres bringing the side wall to within 1 metre of the boundary with No 18a.

## 6. Planning Policy

The following policies are considered relevant to this proposal

West Wiltshire District Plan First Alteration 2004  
C31A – Design  
C38 – Nuisance

Supplementary Planning Guidance – House Alterations and Extensions 2004.

## 7. Consultations

None.

## 8. Publicity

The application was advertised by site notice and neighbour consultation.

1 letter of objection was received from the resident of a property to the front of the bungalow (22 Horse Road). The objection was based on the loss of privacy from overlooking from the new window in the front elevation. However, it appears that this may have been on the mistaken assumption that this window was a projecting dormer window, as the resident raised no objection to the principle of the extension and suggested that a roof light be used in place of the window. A roof light is what is proposed.

## 9. Planning Considerations

Impact on the appearance of the area

The proposal has been significantly altered, with the ridge height of the extension reduced from 1.2 metres under the previous scheme to only 500mm, and with the projecting dormer window being replaced with a rooflight parallel to the roofplane.

No's 18b and 18a are accessed off a narrow lane and these two dwellings alone form the context of the street scene. They are not widely visible from any public vantage point other than to occupants or visitors to these two properties. A ridge height increase of 500mm would equate to approximately 3 rows of roof tiles which in the context of the street scene, would not cause any harm to the appearance of the area.

When considering that the proposal has also removed the front dormer window, it is considered that the previous reason for refusal has been satisfactorily overcome and that there will be no adverse impact on the appearance of the area.

Impact on neighbouring amenity:

The proposal has completely omitted the two storey element of the rear extension and reduced it in length by 2 metres. Therefore the proposed rear extension would not cause any adverse harm to No 18a as any overshadowing would only occur over No 18a's outbuildings and not on their habitable windows or garden area.

A neighbour consultation raised issue regarding potential overlooking on No 22 Horse Road to the north. The letter did suggest that a velux window on the front would be preferable, which suggests that the neighbour has mis-interpreted the plans as this is what is proposed. The dormer window would be on the rear elevation facing out onto open fields. In any case given the distance from the velux window to the boundary, it is not considered that any significant loss of privacy would be caused by the proposal.

## 10. Conclusion

The proposed extension will not have an adverse impact on the appearance of the area and will not have any adverse impacts on the amenity of neighbouring and nearby properties. Accordingly, planning permission is recommended.

## 11. Recommendation

Planning Permission be GRANTED for the following reason:

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

Subject to the following conditions:

**Recommendation:        Permission**

**For the following reason(s):**

**The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.**

**Subject to the following condition(s):**

- 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 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.

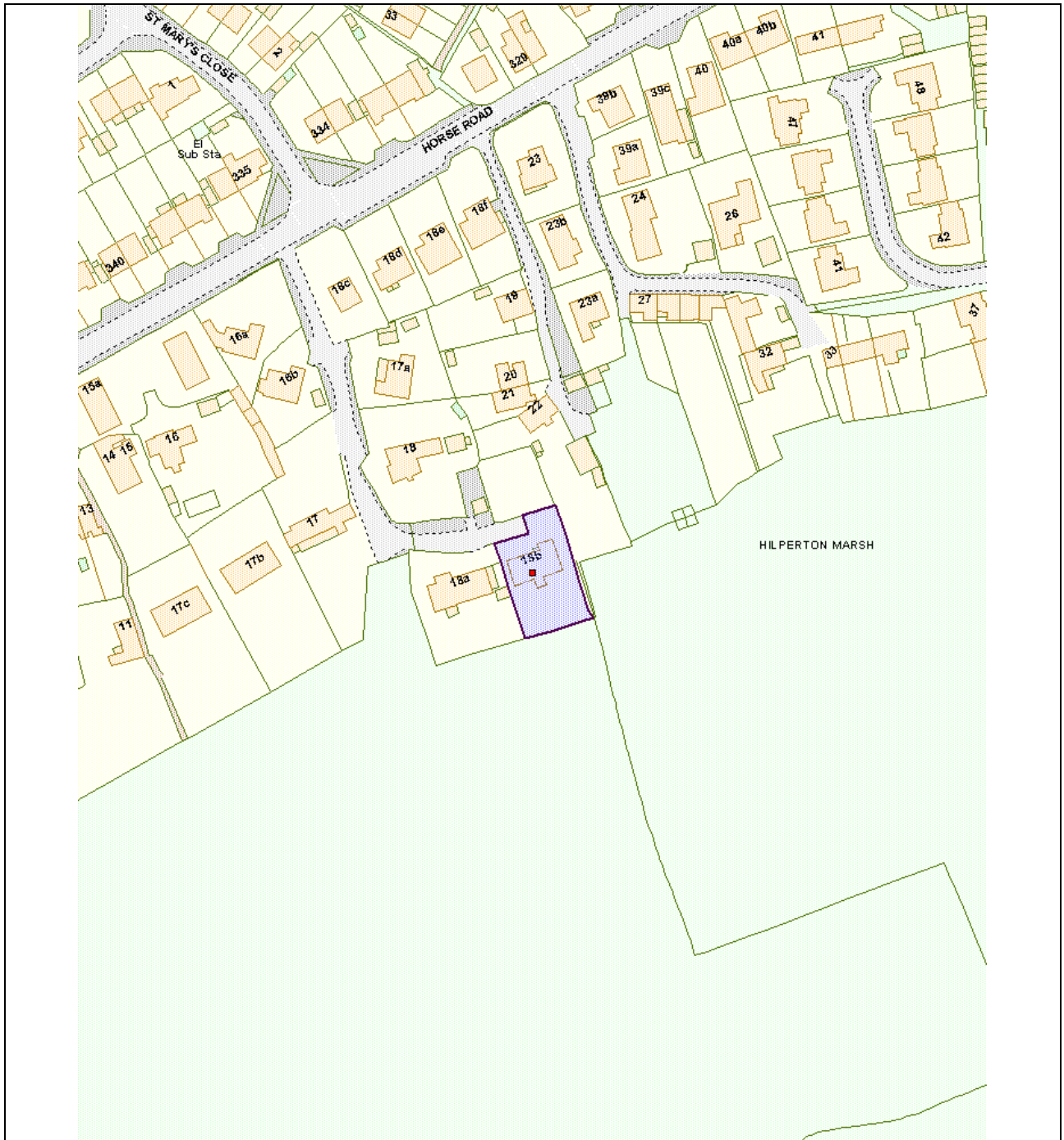
West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a.

- 3     This permission relates to the following plans and documents

Site location and Block Plan – Received – 17.02.2011  
Existing Plan and elevation – Received – 17.02.2011  
Proposed floor plan – Received – 17.02.2011  
Proposed front elevation – Received 01.04.2011  
Proposed rear elevation – Received 01.04.2011  
Proposed side elevation - Received 01.04.2011  
Proposed side elevation - Received 01.04.2011

Reason: In order to define the terms of this permission.

<b>Appendices:</b>	
<b>Background Documents Used in the Preparation of this Report:</b>	



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