

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

Date of Meeting	25 June 2020
Application Number	19/09523/FUL
Site Address	Florence House Romsey Road Whiteparish SP5 2SD
Proposal	Proposed development to build a single bay garage at the front of the property.
Applicant	Simon Kulas
Town/Parish Council	WHITEPARISH
Electoral Division	Alderbury and Whiteparish- Cllr Richard Britten
Grid Ref	424888 123809
Type of application	Full Planning
Case Officer	Emily Jones

Reason for the application being considered by Committee

Cllr Britton has called the application into committee on the grounds that it has not overcome the previous reason for refusal, will have a visual impact on the surrounding area, and a poor relationship to neighbouring 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, siting, and design
- Residential amenity
- Highways/parking

The application has resulted in an objection from Whiteparish Parish Council due to the scale, mass, and siting of the proposal and the impact on the street scene, neighbour amenity, and access. One third-party representation has been received objecting to the scheme.

3. Site Description

The application site is a detached two-storey dwellinghouse accessed off Romsey Road. The site is situated within an established residential area in Whiteparish, designated a large village under CP1, 2, and 24 of the WCS.

4. Planning History

17/00444/FUL Erection of 2 bay garage to front of property. Refused April 2017

1. The proposed garage would be sited directly in front of the main dwellinghouse and would be readily visible in the surrounding street scene, being positioned closer to the road than the existing dwellinghouses. The proposed garage, by reason of its scale, mass and siting would be visually prominent and would have a detrimental impact on the character and setting of the street scene. The proposed development is therefore considered contrary to the aims and objectives of CP57 of the Wiltshire Core Strategy and the aims and objectives of the National Planning Policy Framework.

18/03584/FUL Erection of 2 bay garage/outbuilding (Resubmission of 17/00444/FUL). Refused July 2018

1. The development proposal is substantially the same as the previously refused scheme (LPA ref: 17/00444/FUL). The proposed garage would be sited directly in front of the main dwellinghouse and would be readily visible in the surrounding street scene, being positioned closer to the road than the existing dwellinghouses. The proposed garage, by reason of its scale, mass and siting would be visually prominent and would have a detrimental impact on the character and setting of the street scene. The proposed development is therefore considered contrary to the aims and objectives of CP57 of the Wiltshire Core Strategy and the aims and objectives of the National Planning Policy Framework.

5. The Proposal

The application proposes to erect a single bay, hipped roof garage at the front of the property. It would measure 3.3m by 6m and have a height of 3.6m.

6. Local Planning Policy

Wiltshire Core Strategy

Core Policy 1: Settlement strategy

Core Policy 2: Delivery strategy

Core Policy 24: Settlement strategy: Southern Wiltshire Community Area

Core Policy 57: Ensuring high quality design and place shaping

Government Guidance:

National Planning Policy Framework 2019 (NPPF)

Planning Policy Guidance (NPPG)

7. Summary of consultation responses

Whiteparish Parish Council – Whiteparish Parish Council recommends refusal to this application on detrimental impact on the street scene, it will impede on neighbours amenity and access along with scale, mass and siting.

WC Highways - Thank you for the confirmation of the location of the garage and that it is proposed to be set back from the highway.

I would have no objection to a hedge being planted along the boundary of Florence House, provided that it is not allowed to grow higher than 600mm above carriageway level and is maintained as such to maintain visibility of both pedestrians on the footway and vehicles on the carriageway.

If a hedge is proposed, I recommend that no highway objection be raise providing the following condition is attached to any permission.

(WD16) The development hereby permitted shall not be first brought into use until the area between the nearside carriageway edge and a line drawn 2.4 metres parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 600mm above the nearside carriageway level. That area shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

8. Publicity

The application was advertised via a site notice (posted on 16 January 2020) and neighbour notification letters dated 17 December 2019. The consultation period expired on 6 February 2020.

One third-party representation has been received from a neighbouring occupier at Mulberry House objecting to the proposal. Their response is summarised as follows:

- Inappropriately placed
- Impact on outlook
- Incongruous to the surrounding area

9. Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

9.1 Principle of development

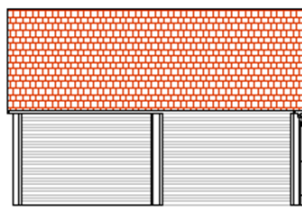
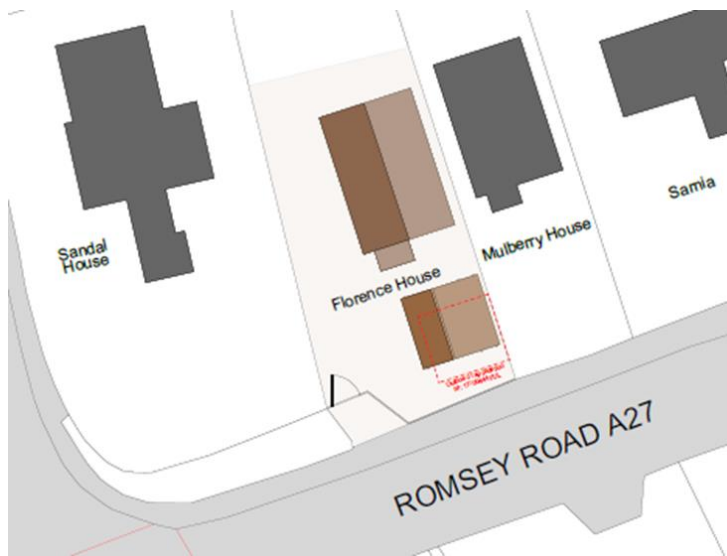
The site is located within the larger village of Whiteparish where development is considered to be acceptable in principle an CP1, 2, and 33 of the WCS. However, two previous schemes for a garage building have been refused on this site. Therefore this

proposal needs to overcome the previous reasons for refusal. The following report covers this aspect.

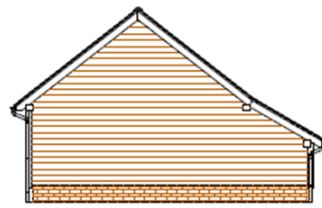
9.2 Scale, siting, and design

Core Policy 57 states a high standard of design is required in all new development, including extensions, alterations, and changes of use to existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality.

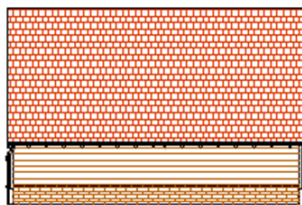
The previous scheme was for a timber double garage with a clay tiled roof situated along the eastern side boundary in the front garden as shown in the drawing below.



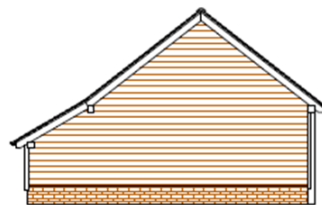
Front Elevation



Side Elevation 'A'

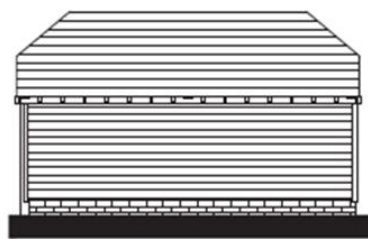
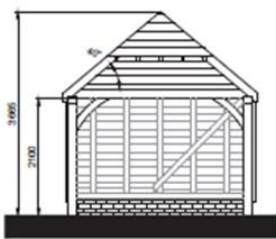
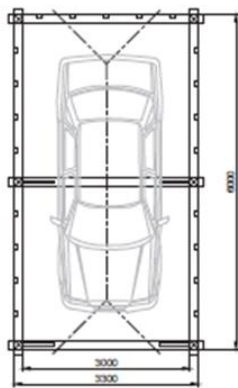


Rear Elevation



Side Elevation 'B'

The proposed garage has been reduced in size from the previous schemes and is now a single bay garage measuring 3.3m by 6m with an overall height of 3.6m. It is set back from the road by approximately 3.5m and would be positioned parallel to the road.



The applicant has confirmed that the garage cannot be located at the side of the dwelling as the sewer pipe runs through this area. The reduction in the mass of the garage lessens its visual impact on the street scene and it is not considered that it would appear so incongruous with the character of the area to warrant a refusal on this basis.

The proposed garage is of a typical design and would be constructed in timber with a tiled roof and timber-clad above a brick plinth walls which are considered to be appropriate.

9.3 Impact on residential 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.'

Given the size and the orientation of the garage, there would be some limited shading of the neighbour's access/turning area during the later hours of the day however this would not sufficiently harm the amenities of the neighbour to warrant refusal. The garage would be visible at an oblique angle from the neighbour's window but due to the single storey design and distance from the neighbouring property it would not cause a significant loss of outlook.

For these reasons, it is considered that a refusal on neighbour amenity grounds would be difficult to sustain.

9.4 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 Planning Balance)

Compared to the previous refused scheme, the proposed garage significantly reduces the scale, bulk, and mass of the proposal thereby reducing its impact on the visual amenity of the area and overcoming the previous reason for refusal. The proposal therefore conforms to the objectives of CP57 of the WCS and the aims of the NPPF and the recommendation is that planning permission should be granted.

RECOMMENDATION

Approve, 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:

Location Plan – drawing no. SC04-900-1st

Proposed Site Layout – drawing no. SC04-1000-1st – dated 30/11/2019

Plans and Elevations

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