

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	25.05.2011		
Application Number	W/11/00350/FUL		
Site Address	10 Beckerley Lane Holt Wiltshire BA14 6QQ		
Proposal	First floor extension over existing ground floor		
Applicant	Mr & Mrs M Morant		
Town/Parish Council	Holt		
Electoral Division	Holt And Staverton	Unitary Member:	Trevor Carbin
Grid Ref	386609 162382		
Type of application	Full Plan		
Case Officer	Mrs Jane Sanger	01225 770344 Ext 15244 jane.sanger@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor Carbin has requested that this item be determined by Committee due to its relationship with surrounding properties:

1. Purpose of Report

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

Neighbourhood Responses

Four letters of objection have been received from two parties.

Parish Council Response

Holt Parish council has not commented on the application

2. Report Summary

The main issues to consider are the design of the extension and the impact on the amenity of neighbouring properties.

3. Site Description

The property is a detached brick and tile house with an integral garage located in a cul de sac with a rear view over open fields.

4. Relevant Planning History

None

5. Proposal

The proposal involves a first floor extension to be built at the side of the property above the existing garage. At the rear, the extension would be in line with the rear of the existing house, with a first floor obscure glazed window serving a bathroom. There would also be a bedroom window at first floor level to the front of the extension and a high level obscure glazed landing window in the side elevation.

6. Planning Policy

West Wiltshire District Plan - policies C31A and C38 are relevant.

7. Consultations

Holt Parish Council - no comments received.

8. Publicity

The application was advertised by site notice and neighbour notification.

Summary of points raised:

Four items of correspondence from 2 parties received. Summary of points raised:

- * The occupiers of no.9 are concerned about loss of privacy to their ensuite bathroom which would be approximately 3ft away and nearly opposite the window proposed on the western elevation at first floor level of no.10
- * Loss of natural light to rear garden and first floor rooms of no.9
- * The proximity of the proposed extension to no.9 may impact negatively on the ability to carry out maintenance on both the application property and no.9.
- * The proposal would be out of character with other properties in the street scene, due to its massing and overall bulk
- * As the Council refused an application originally for 20 homes in this location and they allow this proposal, would it not be contrary to the Council's original objective, causing harm to the character and appearance of the area
- * Although two other properties in Beckerley have been the subject of similar extensions, there are no windows at first floor level
- * The scale and height of the proposals would close in the skyline of the current row of dwellings
- * No. 11 is concerned that it would affect the privacy, sunlight and daylight into their garden area as it is north facing, particularly as the sun from the south shines through the gap which is proposed to be filled by the extension
- * The proposed set back of the extension would amount to the depth of a brick and would be out of character with the street scene, resulting in a terracing affect
- * The garage of no.10 would need to undergo internal brickwork to support the first floor, which would result in the inability to park a car in the garage, potentially exacerbating on-street parking
- * No.11 was concerned that the location plan was incorrect and did not accurately show the boundary of no. 10.

9. Planning Considerations

9.1 Design

The proposal is a sympathetic, modest and subservient extension, which would be of a scale and design appropriate to the host building. It would be set back from the front elevation at first floor level by approximately 300mm which is the equivalent depth of one and a half bricks and would be set down from the ridgeline.

Having regard to the objection relating to the reduction in size of the garage due to the installation of internal brick/block work to underpin the garage is incorrect. The agent has advised that steels would be used to support the first floor and one of the steels would be fixed to the outside face of the garage which would intrude on the internal footprint of the garage by no more than 6 inches. This would not impact on the ability to park a car within it.

The character of the area can be described as detached properties of varying designs and materials, primarily red brick and part rendered elevations, under tiled roofs. Other properties within the street scene have been extended in a similar way, and on this basis, the current proposal would be in accordance with policy C31A and would not be considered to be out of keeping with the existing form and street scene.

9.2 Neighbouring amenity

The impact on neighbouring amenity to the rear garden area of no.9 would be minimal, as their garden faces north. The rear of the existing property projects only 1.5 metres beyond the rear wall of this property. They would still enjoy sunlight from the east and west and any loss of light from the first floor extension would be minimal and insufficient to justify a refusal on these grounds. The impact on the garden area of no.11 would be even less, as the proposed extension would be on the opposite side to their property and rear garden area. The proposal would have minimal impact on the habitable rooms at first floor level at no.9.

The window proposed at first floor level off the western elevation of no.10 would be non-opening, obscure glazed and would light the landing area of the first floor, which is not a habitable room. The proximity of it to the ensuite window off the eastern elevation of no.9, is less important in terms of loss of privacy, as they are both obscured glazed and in planning terms are not considered to be habitable rooms.

A distance of approximately 900mm would be retained between the two properties, which would be wide enough for a footpath and to allow a ladder to be used to access higher areas of the two elevations to carry out maintenance. It should be noted that the distance between no.9 and no. 10 would not be dissimilar to the distance between nos.10 and 11.

In relation to the site location plan and legal plan submitted. The red line is shown around the boundaries of no.10 and the 'Legal Plan' shows a hatched area which denotes the section of driveway that no.11 has right of access over. The applicant Mrs Morant downloaded the correct legal plan off the Land Registry's website and cross referenced it with the ones submitted. They are in accordance with this information and to the best of her knowledge are correct.

10. Conclusion

The proposal is in accordance with both policies C31A and C38 and there are no grounds to justify refusal of the application.

Recommendation: Permission

For the following reason(s):

The proposed development would not materially affect the amenities of the neighbours or result in any detrimental impact on the street scene and would not significantly harm any interests of acknowledged importance.

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 The windows marked on Drawing no. PW658/05 as being obscure glazed shall be obscurely glazed before the extension is brought into use and shall thereafter be retained as obscure glazed windows.

REASON: To protect the amenity of residents of nearby properties.

- 4 The development hereby permitted shall not be carried out except in accordance with the details shown on the approved plans:

PW658/01- 06 dated January 2011

REASON: To ensure that the development is carried out in accordance with the approved plans.

Appendices:	
Background Documents Used in the Preparation of this Report:	



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