

## REPORT TO THE WESTERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	25.05.2011		
<b>Application Number</b>	W/11/01171/FUL		
<b>Site Address</b>	23 Warren Road Staverton Wiltshire BA14 8UZ		
<b>Proposal</b>	Retrospective application for erection of car port attached to existing garage		
<b>Applicant</b>	Mrs Alison Frati		
<b>Town/Parish Council</b>	Staverton		
<b>Electoral Division</b>	Holt And Staverton	<b>Unitary Member:</b>	Trevor Carbin
<b>Grid Ref</b>	385912 160235		
<b>Type of application</b>	Full Plan		
<b>Case Officer</b>	Miss Jennifer Fivash	01225 770344 Ext 15297 jennifer.fivash@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 to adjoining properties

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#### 1. Purpose of Report

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

Neighbourhood Responses

1 Letter of comment has been received.

Staverton Parish Council Response

No representations received to date of recommendation.

#### 2. Report Summary

The main issues to consider are:

- The impact on residential amenity and the impact on the appearance of the area.

#### 3. Site Description

The application site contains a detached two storey property with a detached rear garage. The site is located in a cul de sac with similar two storey properties. The front garden of the property has been gravelled creating a feature garden. To the rear of the property is a conservatory and the original garage with the car port the subject of this application attached. The boundaries to the rear are defined by brick walls approximately 2 metres in height.

#### **4. Relevant Planning History**

None

#### **5. Proposal**

The application seeks retrospective permission for the erection of a car port. The car port is a timber structure with a lower pitch height than the existing garage. The roof is constructed using tiles, similar to those used on the roof of the dwelling and the existing garage. The car port provides an additional 2 spaces in front of the existing double garage.

The car port is 4.9 metres by 4.8 metres with a height of 4 metres to the ridge.

#### **6. Planning Policy**

West Wiltshire District Plan First Alteration 2004  
C31A Design  
C38 Nuisance

#### **7. Consultations**

Staverton Parish council

No representations received to date of recommendation.

#### **8. Publicity**

The application was advertised by site notice and neighbour notification.

Expiry date: 6 May 2011

Summary of points raised:

1 letter received. Comments relate to there being excessive noise from the use of power tools in the garage in the past and a concern that with the increased space, the noise could increase dramatically, preventing use of their garden .

#### **9. Planning Considerations**

##### **9.1 Residential Amenity**

The issue raised by the neighbour relates to the potential for an increase in noise coming from the site. This could arise from an unsocial and unneighbourly use rather than as a direct result of the building that has been erected. The proper recourse for noise complaints of this nature is to bring them to the attention of the Environmental Health Team when they occur.

##### **9.2 Design**

The car port provides a cover for parking on the existing drive way. It is subservient to the existing garage and has a pitched roof of appropriate design. It does not harm the character or appearance of the property or the surrounding area and is not easily visible from public viewpoints . The proposal has been constructed from materials which match the host property and the surrounding properties and the timber cladding being a natural material is considered to be acceptable.

##### **9.3 Conclusion**

The proposal complies with policy and retrospective planning permission is recommended.

**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 not be carried out except in complete accordance with the details shown on the submitted plans:

800-200-01 received on 29 March 2011

Reason: To ensure that the development is carried out in accordance with the approved plans that have been judged to be acceptable by the local planning authority.

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



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