

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

Date of Meeting	18 th August 2021
Application Number	20/09557/FUL
Site Address	Ferncliffe, Wadswick, Box, Corsham, Wiltshire, SN13 8JD
Proposal	Ground floor extensions to provide enlarged garage, conversion of existing bedrooms into new lounge and office. Installation of dormer windows to provide first floor accommodation with new staircases
Applicant	Mr Peter Crump
Town/Parish Council	Box- Wadswick
Electoral Division	Councillor Brian Mathew
Type of application	Householder Development
Case Officer	James Webster

Reason for the application being considered by Committee

The application has been called to the Northern Area Planning Committee by Councillor Mathew so as to allow consideration of the proposal in the context of the objections raised by Box Parish Council and neighbours, in terms of scale of development, relationship to neighbouring properties and design (bulk, height and general appearance).

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 planning permission be granted.

2. Report Summary

This report will examine the proposed extensions and explore the process by which the appropriate conclusion has been reached. It will set out the public benefits which will be obtained as a result of the application and the various impacts which may occur.

The key issues in considering the applications are as follows:

- Principle of development
- Design and scale
- Impact on residential amenity
- Impact upon landscape

The Parish Council have raised an objection to the proposal as they have concerns over the potential impacts on neighbouring properties.

Thirteen (13) representations have been received.

3. Site Description

The property is a large detached bungalow of a mid-20th century construction. The property is of a relatively typical mid 20th Century built form and construction being of a typical form which would be expected of a bungalow of this vernacular.

The neighbouring properties are a mixture of forms and styles being a mixture of extended cottages in a typically rural vernacular and mid-20th century bungalows. The immediate neighbours are a bungalow and a two-storey cottage style property, which appears to have been extended out to the rear. This property is set slight lower down than the host dwelling due to the gradient of the site.

The application site is not within the Green Belt or covered by any other landscape, heritage, archaeological or ecological designations.

4. Planning History

There does not appear to be any relevant planning history.

5. The Proposal

The proposal seeks planning permission for domestic extensions to Ferncliffe.

The proposal is made up of several elements, ground floor extensions to provide enlarged garage, conversion of existing bedrooms into new lounge and office. Installation of dormer windows to provide first floor accommodation with new staircases.

To facilitate the creation of the additional living space on a first floor, will see the raising of the existing ridgeline. The current flat roofed garage will be increased in height to form a combination of roof forms. The existing ridgelines will be increased in height and the new dormer height will be above the main ridgelines.

A revised scheme was submitted which reduced the overall height of the property and addressed some amenity concerns, by removing the balcony. This has revised plans has been consulted upon. Additional information has been submitted clarifying the heights of the various ridgelines.

As part of revised plans, the applicant has confirmed that the proposed heights of the various elements of the development. They can be summarised as follows:

- Main new ridge north south 5.5m. Current height 5.2m.
- Lower ridge over extension above garage north south 5.2m, currently 2.6m flat roofed.
- Extension ridge east west 5.5m. Current height 5.2m.
- The east west dormer ridge is 5.7m up from the current ridge of 5.2m.
- The east west dormer ridge over the extension above the garage is 5.3m

A number of dormers are proposed on the rear and side elevations, which face towards the neighbouring properties. These windows are proposed to be obscure glazed.

The materials proposed for the walls and roof are similar in appearance to those currently in place. The proposed windows and doors are to be powder coated aluminium.

6. Local Planning Policy

CP51, 57, 60 and 61 of the Wiltshire Core Strategy

7. Summary of consultation responses

Box Parish Council

First Response

“No objections but would question if the extensions are over the permitted 30% limit for the Green Belt.”

Second Response

“Objections. After further consideration the Box Parish Council is now aware that the roof line is being raised considerably and feels that this is overdevelopment of the site which will impact adversely on the neighbouring properties and cause loss of amenities.”

Third Response

“The Parish Council's previous objections still stand in that the roof line is being raised considerably and it is felt that this is overdevelopment of the site which will impact adversely on the neighbouring properties and cause loss of amenities.”

8. Representations

Neighbour letters were sent in accordance with the Council's adopted Scheme of Community Involvement. A further re-consult was carried out as a result of revised plans, a third consult was carried out in response to the amended drawings clarifying the height.

A total of thirteen (13) representations have been received raising the following main issues:

- Concern over the massing, size and scale of the proposal
- The impact it will have on the wider area in terms of design and materials
- Impact upon amenity of neighbouring properties
- Potential size of the proposed garage roof extension
- Overdevelopment of the site
- Impact upon character and appearance of the host dwelling and relationship with surrounding properties
- Privacy impacts from dormer, in terms of overlooking
- Impact upon light into neighbour's gardens
- Raises concern over views into and out of windows

- Concern over raising of the roof and resulting impact upon amenity
- Concern over visual intrusion into the wider area

9. Planning Considerations

Principle of development

The proposal is for a domestic extension to an existing dwelling and takes place within the confines of an established residential curtilage. Such development is established as acceptable in principle, but the details of which must be considered against national and local policy. Those details are considered in the sub-sections below.

Scale and design

The current property is a large detached bungalow of what appears to be a mid-20th century origin, being constructed of reconstituted stone. When viewing the front elevation from the driveway, there is a flat roofed garage situated to the left-hand side, set back from the building line of the front elevation. A UPVC conservatory is located to the right-hand side elevation.

The proposal will see an increase in the height of the current garage, the main property ridgeline, the ridgeline to the rear and creation of new dormers on the front and rear elevations.

The current garage height is 2.65m (being of a flat roofed construction) The proposal will see the creation of additional dormers, leading to a finalised height of 5.2m (an increase of 2.55m).

The main property ridgeline is 5.2m, the revised scheme will see a ridgeline of 5.5m. The ridgeline to the rear is again 5.2m increasing to 5.5m, overall (an increase of .3m). The proposal will see the creation of dormers (east to west), the height of these will be 5.7m (an increase of .5m). These heights are shown on drawing DWG.010/2020/11B received on the 15th June, in response to additional queries.

The creation of the dormers on main ridgeline (5.7m ridgeline height) and dormers above the garage (5.2m ridgeline height) are a noticeable increase in the height of the existing built form of the property.

It is precisely these increases in height of the roof and the insertion of dormer windows are a source of concern within the Parish Council comments as well as representations received. Whilst perhaps understandable and although the extension would indeed alter the appearance of the dwelling from a simple bungalow to something more, it should also be noted that the locality is not covered by any particular landscape or heritage designation.

Further to the above, the surrounding properties also vary in design and appearance. They are a mixture of both mid-20th century bungalows and more traditional two storey properties which are perhaps more typical. Indeed, on one side of the application site is a bungalow,

but on the other the properties are taller. It is also noted that these properties have largely been extended, with their original proportions perhaps less discernible.

For the above reasons, the increase in scale and height of the dwelling as a result of development taking place is not considered to be unacceptably out of character with that of the locality or somehow conflict with a landscape or heritage policy constraint, since none exist.

In terms of design and materials themselves, the proposal is not considered to be objectionable. Specifically:

- The front elevation will be altered to incorporate a large roof slope, with a porch element incorporating columns. Whilst perhaps fairly described as divergent design feature in the locality, it is not considered to be unacceptably obtrusive or unacceptably detract from visual amenities.
- The replacement of the existing conservatory with a side extension will lead to an addition of somewhat larger scale but remains in proportion with the resulting extended dwelling and not unacceptably impact upon the visual enmities of the locality.
- The existing dwelling is constructed of reconstituted stone, with a clay pantile roof and this is not proposed to substantively alter. Timber cladding will be utilised on the dormer above the garage and is considered to be acceptable in a limited manner.
- The many dormers, and particularly those to the South-West and North East elevation are not of consistent design or height and for that reason does perhaps lead to a confusing visual legibility. Nevertheless, the dwelling is not listed or otherwise historic and is not situated in a sensitive landscape or conservation area and for this reason, which the design could clearly be improved upon, it is not considered to be unacceptable.

In very large part, the presentation of the dwelling to the highway is shielded from overt public view by mature landscaping. There is no suggestion that the proposal will result in the loss of that mature landscaping (and indeed, the submitted application form suggests that no trees or hedges are to be removed as a result of development taking place), but in any event existing trees, hedges and shrubs within the site are not covered by any designation which would preclude their removal in the future. As such, the existence of the vegetation can be given only limited weight.

In totality, the scale and design of the proposed extensions are considered are considered to comply with the requirements of CP57 of the Wiltshire Core Strategy in terms of design and scale.

Impact upon amenity

Concern has been raised over the amenity impacts of the proposal on the immediate neighbours from overlooking, overshadowing and loss of light.

It is noted that there is already a limited amount of overlooking into the applicant's property (rear garden) from neighbouring properties since the upper windows Reaper's Cottage obliquely faces the garden to Ferncliffe, with an intervening boundary treatment.

However, it should be noted that Reaper's Cottage is slightly lower than Ferncliffe, this difference in height will result in a potential for overshadowing of the properties further down the hill (Reapers Cottage and Laurel Cottage). This difference in the ridgeline height of the proposal being increased to 5.7m (dormer height) and 5.5m towards the rear wing. However, whilst the development may be somewhat visible from those properties, it is considered that the impact upon the amenity and living conditions of those occupiers would not be unacceptable when assessed against the requirements of policy CP57 to the Wiltshire Core Strategy.

The increase in the height of the garage is one of the largest increases in the height of the ridgeline. In terms of overshadowing, loss of light into Perachah from the proposal, it is considered that the intervening distance from the extension and the neighbouring property ensures that the resulting impacts upon amenity and living conditions of the occupiers would not be unacceptable when assessed against policy CP57 of the Wiltshire Core Strategy.

The comments regarding overlooking into the neighbouring properties (Laurel Cottage, Reaper's Cottage and Perachah) from the windows in the North and South elevations are noted. In a typical development these windows would have the potential to result in the potential for overlooking. However, in this instance these windows are proposed to be obscure glazed and this ensures that the potential for unacceptable loss of privacy is mitigated. A suitably worded planning condition can be imposed so as to ensure the glazing remains as obscure in perpetuity.

The potential for overlooking from new dormer windows inserted into the front elevation of Ferncliffe into Chapel Cottage on the opposite side of Wadswick Lane is noted. However, the intervening distance between opposing windows and the rear garden across the public highway is considered to successfully mitigate unacceptable loss of amenity and living conditions of those occupiers when assessed against adopted local plan policy.

Subject to the imposition of planning conditions which compel the use of obscure glazing to key first floor windows, the proposal has demonstrated compliance with the requirements of CP57 of the WCS in relation to amenity impacts upon the amenity and is acceptable.

Parking

The number of bedrooms four (4) does not appear to be being altered as part of these proposals and as such the parking provision is acceptable and complies with Wiltshire Parking Strategy.

Landscape

The proposal will result in a larger dwelling than is currently in place and will potentially be more visually prominent in both the immediate area and when viewed from further afield in the landscape. Nevertheless, the property will continue to be contextualised by other existing development on all sides and whilst there will be an increase in height, it is not judged to be excessive in comparison with existing properties. Indeed, neither is the application site is not covered by any landscape or heritage designation.

Accordingly, the proposal is not considered to cause an unacceptable impact upon the landscape and is therefore considered to comply with the requirements of policy CP51 to the Wiltshire Core Strategy.

10. Conclusion

The submission seeks planning permission for domestic extensions. Those extensions take the form of additions and alterations to the roof to create additional living space ancillary to an existing residential property.

Whilst perhaps relatively extensive, subject to the imposition of planning conditions, is not considered to unacceptably impact upon the amenities of the surrounding residential occupiers or to represent an overdevelopment of the site. Access and parking arrangements are considered sufficient to serve the extended property.

The proposed development and works are considered to meet with the requirements of policies CP51, CP57, CP60 and CP61 of the Wiltshire Core Strategy and relevant provisions of the NPPF.

RECOMMENDATION: That Planning Permission and be GRANTED, 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:

Location, block plan and existing elevation – 010/2020/2A

Block Plan – 010/2020/12A

Proposed South West and North East elevation – 010/2020/10A

Proposed North and South elevation – 010/2020/11B

Proposed first floor plan – 010/2020/9A

Proposed ground floor plan – 010/2020/

Proposed sections – 010/2020/13

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

3. The reconstituted stone and clay tiles used for all new walls and roofs respectively shall match that of the existing building in material, colour, texture and method of laying.

REASON: In the interests of visual amenity and the character and appearance of the locality.

4. Before the additional accommodation hereby permitted is first occupied all new first floor windows in the North and South elevations as well as the new first floor bedroom dormer window in the North-East elevation shall all be glazed with obscure glass only and to an obscurity level of no less than level 5. All said windows shall be permanently maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

INFORMATIVES:

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.

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.