

## REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	22 June 2011		
Application Number	11/01055/FUL		
Site Address	Spindleberry, Pew Hill, Chippenham, SN15 1DH		
Proposal	Detached double garage with store/workshop over		
Applicant	Paul Kalbskopf		
Town/Parish Council	Chippenham		
Electoral Division	Chippenham Monkton	Unitary Member	Chris Caswill
Grid Ref	392360 174654		
Type of application	FUL		
Case Officer	Tracy Smith	01249 706642	tracy.smith@wiltshire.gov.uk

The application has been called to Committee by Councillor Caswill to consider car parking and impact on the appearance of the area.

### 1. Purpose of report

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

### 2. Report summary

Planning permission is sought for the erection of a detached double garage with store/workshop over. The proposal will also involve the change of use to land to residential. The main issues in the consideration of this application are:

- Impact upon visual amenity and the character of the area
- Impact on neighbour privacy and amenity

Chippenham Town Council raises no objection.

1 letter of support has been received.

### 3. Site Description

The application site comprises an area of land opposite and separated from the curtilage via a residential access road off Pew Hill. The land forms part of a wider stretch of landscaped verge where houses are set back from the main road, Maud Heaths Causeway.

The application land, as with some of the adjacent units, is used for the informal parking of vehicles although no permission has ever been granted for such a purpose.

The application site and adjoining land is landscaped providing a screen to the properties from the main road. An identical area of verge is situated to the north west.

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

There is no history of relevance to this site.

#### **5. Proposal**

Planning permission is sought for the erection of a double garage with a store/workshop over and the associated change of use of land to residential.

The detached double garage will be sited on the north western part of the site adjacent the boundary with the property known as Millcott which is situated at the end of this spur road and towards the rear boundary of the verge closest to Maud Heath's Causeway.

A privet hedge exists along this boundary as do a number of trees of a variety of species and sizes. The proposal will require the removal of several trees. The garage would need to be constructed carefully in order to avoid root damage to neighbouring off-site trees.

The proposed garage will measure 6.72 metres in width, 6.7 metres in depth with a ridge height of approximately 7 metres. The building has been designed to provide first floor accommodation which will feature a large dormer with double casement. No details have been provided in respect of materials proposed to be used.

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

North Wiltshire Local Plan 2011: Policies C3 and NE18

#### **7. Consultations**

Chippenham Town Council – no objection

#### **8. Publicity**

The application was advertised by site notice, press advert and neighbour consultation.

1 letters of letter of support was received

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

##### Impact upon visual amenity and the character of the area

The proposed garage will be a substantial structure with a significant former feature on the first floor front elevation.

The application site is located on one of the main approaches into Chippenham at Pew Hill and development in this location has been specifically designed to be set back from the road by structural landscaping. The area on which the garage is to be sited replicates another area to the north east which is densely screened.

It is considered that from outside the site on Maud Heath's Causeway, the two storey garage would be visible through the tree line and vegetation, particularly in the winter months when the screening would thin out considerably.

It is also considered that the visual impact from the main road would be increased due to the direct and indirect effect the proposal would cause through the loss of trees to facilitate the development, notably T5, T6 and T7 (as shown on the applicants tree plan). If constructed appropriately and subject to further details, the garage should not affect the root system of well established trees

adjacent the boundary in the neighbouring property known as Millcott. It is also considered that the proposal would harm the visual amenity of the cul de sac itself. This is due to the form of physical and visual encroachment forward of these residential properties and its associated scale. The scale and design of the garage would mean it is a prominent feature in the street scene to the detriment of the immediate area.

It is accepted that Millcott itself has a detached garage forward of the building line, however, Millcott is an enclosed curtilage and the garage clearly visually and physically falls within that enclosed curtilage. It is thus seen within that context and screened off from view from both the cul de sac and Maud Heath's Causeway.

For this reason the proposal is considered to conflict with Policy C3, H8 and NE14 being out of keeping with the character and appearance of the area in terms of scale, design and siting.

#### Impact on neighbour privacy and amenity

The provision of the first floor window would be set at an oblique angle some 22 metres from the front elevation of the adjacent property Amberley. It would be difficult to refuse the application on grounds of overlooking or perceived overlooking in respect of this property.

It is considered that due to the scale and siting of the scheme, it would have an overbearing impact on the front of the neighbouring property Millcott since it is only 13.5 metres from the front (south) elevation and will be clearly visible from the front south elevation of that property.

The proposal also fails Policy C3 for this reason.

## **10. Conclusion**

The proposed development by reason of its scale, design and siting would result in an incongruous feature on the street scene of both the cul de sac and Maud Heath's Causeway to the detriment of the character and appearance of the area. Such impact is compounded by the direct and potential indirect loss of trees to facilitate the development.

The scale and siting of the garage would also have an overbearing impact on the southern aspect of the property Millcott.

## **11. Recommendation**

### **Planning Permission be REFUSED for the following reason:**

1. The proposed garage and store / workshop by reason of its scale, design and siting would result in an incongruous feature on the street scene of both the cul de sac and Maud Heath's Causeway to the detriment of the character and appearance of the area. Such impact is compounded by the direct and indirect loss of trees to facilitate the development.

The scale and siting of the garage would also have an overbearing impact on the southern aspect of the property Millcott.

