

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	13 th July 2011		
Application Number	11/01506/FUL		
Site Address	17 Vale View, Wootton Bassett		
Proposal	Erection of Detached House & Garage Including New Vehicular Access		
Applicant	Mr J Taylor		
Town/Parish Council	Wootton Bassett		
Electoral Division	Wootton Bassett South	Unitary Member	Councillor Peter Doyle
Grid Ref	406564 182142		
Type of application	FULL		
Case Officer	Sue Hillier	01249 706685	sue.hillier@wiltshire.gov.uk

Reason for the application being considered by Committee

The application has been called to Committee by Councillor Doyle to consider the visual impact on the surrounding area and the environmental /highway impact.

1. Purpose of report

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

2. Main Issues

The application is for the erection of a dwelling, basement garage and associated vehicular access. The site lies within the framework of Wootton Bassett and therefore the following key points to consider are as follows:-

- Implications on DC Core Policy C3 and H3
- Design and Scale of the Development
- Affect of the residential amenity of existing properties
- Highway Issues

3. Site Description

The site forms part of the residential curtilage of 17 Vale View, Wootton Bassett. The site at present is an overgrown, uncultivated piece of land with an old livestock building present. The vernacular of the surrounding area is composed of terraced and semi detached dwellings and there is a children's play park, adjacent to the site.

4. Relevant Planning History

Application Number	Proposal	Decision
11/00788/FUL	Detached Dwelling and Garage, including Vehicular Access	Withdrawn

5. Proposal

Permission is sought for the erection of a detached dwelling, comprising two floors of living accommodation and basement garage and associated vehicular access, with an overall footprint of 33.75 square metres. The plot is on sloping ground that forms part of the residential curtilage of 17 Vale View, Wootton Bassett. The proposal will have a frontage of approximately 33 metres and access to New Road, which has a speed limit of 30mph. The proposed dwelling will take the form of a clad timber frame building, with a slated roof, with natural timber windows and doors. The garage is set within the ground, the first floor of accommodation is at ground level and a second floor of living accommodation set within the roof. The south elevation is to have a balcony leading from the living room and the balcony and balustrading will be polished aluminium. The height of the proposal from ground floor level to the central apex is 7.5 metres, although the south elevation (where the access to the garage is visible) appears to be 9.8m high

7. Consultations

Wootton Bassett Town Council has no objections to the proposal.

The Highway Authority has no objections to the proposal, subject to conditions.

8. Publicity

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

8 letters of objection have been received.

Summary of key relevant points raised:

- Loss of privacy
- Increase in danger for children entering park
- Overlooking
- Dangerous access
- Create precedent for future development
- Wildlife habitat
- Road safety

6 letters of support have been received.

Summary of key relevant points raised:

- Improve untidy area
- Suitable design for site
- Welcomed improvement and will be more in keeping with surrounding area

9. Planning Considerations

The planning application site lies within the defined framework boundary of Wootton Bassett thus any development should satisfy the policies outlined in C3 and H3 of the North Wiltshire Local Plan 2011.

The dwelling has been designed to accommodate the gradient of the site; the lower floor being underground would be the garage element, the ground floor being the main living area, with a bedroom and two further bedrooms and two bathrooms, within the roof space.

A Public Open Space contribution of £4,200 has been accepted by the applicant although no legal agreement has been submitted.

The application site forms part of the rear residential curtilage of 17 Vale View, which is an open piece of land set a slanting angle to the existing dwelling. The proposed dwelling would have a direct view into the rear of 16 Vale View and it is considered that it would cause a loss of amenity to the occupiers.

The surrounding area is predominantly terraced and semi detached dwellings set back from the road. Whilst a contemporary approach is not in itself a problem, in what is a fairly traditional street, the proposal would be very dominant. It is considered that it would detract from the open character of this piece of land, which forms an important break in this area; this would be exacerbated by the dominance of the proposed dwelling facing New Road. The proposal is considered to be contrary to policies C3 and H3 of the North Wiltshire Local Plan 2011.

11. Recommendation

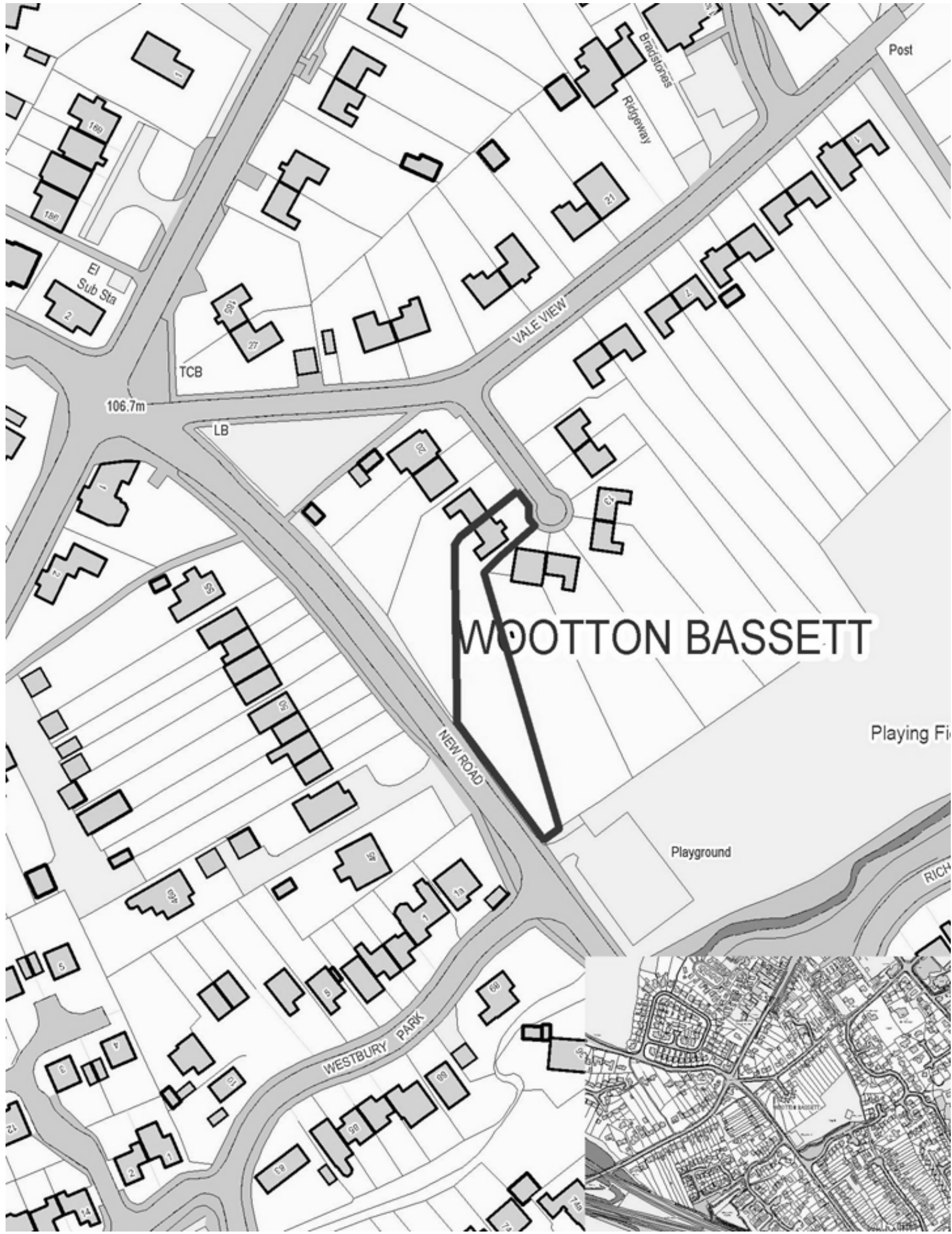
Planning Permission be REFUSED for the following reasons:

1. The proposed dwelling would be intrusive in the street scene and detrimental to the open character of this area, failing to respect the local distinctiveness of the locality and would cause an unacceptable loss of privacy and amenities of adjacent neighbours contrary to policies C3 and H3 of the North Wiltshire Local Plan 2011.
2. No legal agreement has been secured to bring forward the required contribution of £4,200 towards public open space as is required by Policy CF3 of the North Wiltshire Local Plan 2011 and the supporting guidance contained within the North Wiltshire Open Space Strategy 2004.

Informative

This decision relates to documents/plans submitted with the application, listed below.

Plan Ref: Drwg No: 2011-07-1 received 27/4/2011



WOOTTON BASSETT

Playing Fi

Playground

RICH

