

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	03 August 2011		
Application Number	N/11/01416/FUL		
Site Address	The Retreat, Longsplatt, Henley, Box, Corsham, SN13 8BE		
Proposal	Extensions and Alterations		
Applicant	Mr W Phillips		
Town/Parish Council	Box		
Electoral Division	Box and Colerne	Unitary Member	Councillor Parker
Grid Ref	382725,167266		
Type of application	Full		
Case Officer	Lee Burman	01249 706 668	Lee.burman@wiltshire.gov.uk

Reason for the application being considered by Committee

Councillor Parker has requested that the Committee consider this application to assess the visual impact on the surrounding area and its design in terms of bulk, height and general appearance.

The application was deferred at the previous Committee to allow consideration of further information. This relates to the quantum of development proposed and previously permitted at the site and this will be reported at the Committee.

1. Purpose of report

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

2. Report summary

The main issues in the consideration of this application are as follows:

- Impact upon neighbouring residential amenity
- Impact on the host property
- Impact on the Green Belt

The application has generated no objections from Box Parish Council and no letters of objection or support from the public.

3. Site Description

The site is located within the open countryside, to the south of the Hamlet of Washwell south of Box. The site is within the West Wiltshire Green Belt and an Area of Outstanding Natural Beauty. The property is a detached dwelling that has been subject to previous extension and is situated in a small group of similarly detached dwellings. The site overlooks open land falling away toward box with mature planting to the east.

4. Relevant Planning History		
Application Number	Proposal	Decision
N/07/03000/FUL	Erection of Dining Room and Gallery One and Half Storey Extension.	Permitted
N/01/00644/FUL	Extension to Dwelling to Provide an En-suite and Gym facility to Main Bedroom plus a Lounge Extension	Permitted
N/88/02554	Erection of Conservatory	Permitted
N/85/01870	Extensions to Dwelling	Permitted
N/84/02305	Extension to Dwelling	Permitted

5. Proposal

The proposal is to provide a single storey side extension with small section wrapping around the front elevation. The proposal would connect the existing dwelling and detached garage. The proposals also include works to raise the height of the garage and provide additional residential accommodation above this. The applicant indicated a desire to use this accommodation in a variety of ways i.e. ancillary residential, holiday let, student let (separate flat) or granny annexe. This range of uses would require specific consent and has not been formally applied for as part of this application.

6. Planning Policy

North Wiltshire Local Plan: Policies H8; C3; NE1; NE4

The site lies within the West Wiltshire Green Belt; an Area of Outstanding Natural Beauty; the Open Countryside

Central government planning policy: PPS1; PPG2

7. Consultations

Box Parish Council raised no objection to the proposals.

8. Publicity

The application was advertised by site notice and neighbour consultation.

No letters of objection or support have been received.

9. Planning Considerations

Impact on neighbouring residential amenities

The proposed development involves the replacement of the existing low mono pitched garage roof with a full dual pitched roof that will raise the height of the garage by approximately 2.5 metres and provide additional residential accommodation within this new roof space. The garage building is situated approximately 2 metre from the site boundary with the neighbouring dwelling (Cherington) is similarly situated directly adjacent the site boundary. There is little separation between the buildings and with Cherington featuring window openings to habitable rooms in this side elevation of the property the effect of the increase in height would be very overbearing and result in significant harm to the residential amenities of this property.

Impact on the Existing Dwelling

The current application proposes an extension to the east side elevation of the dwelling which would then incorporate the altered and enlarged garage building. The dwelling has previously

been extended both to the rear and to the front. Indeed part of the logic behind the latest proposal is to give a clearer front entrance to the property following the previous alteration to the front elevation. The western boundary abuts the boundary of the property and could therefore not be extended without additional land being taken into the applicant's ownership. Effectively the property has been extended on all sides and at some point in the past the roof space converted to accommodation also. Originally the property was a relatively modest bungalow with detached garage. Following the extensions to the front and rear it is already difficult to discern the scale form and layout of the original dwelling. A further extension to the side integrating an enlarged garage would result in the original dwelling being wholly subsumed by extensions. Cumulatively these would clearly not be subordinate to the main dwelling. Given the design character, positioning, bulk and mass of the extensions undertaken to date the limit of what could be acceptably achieved at the site has been reached. Further extension would result in the original dwelling being wholly subsumed, particularly with the proposal to alter and enlarge the garage and to incorporate this within the footprint of the dwelling.

Impact on the Green Belt

The property is located within the West Wiltshire Green Belt outside of any defined settlement boundary. The limited extension of existing dwellings is one of the very limited categories of development that are appropriate within the Green Belt as defined in Planning Policy Guidance Note 2 Green Belts. However this does not automatically mean that all extensions are automatically appropriate. It is necessary to make an assessment as to whether or not the extension either by itself or in conjunction with previous extensions to a property would maintain the openness of the green belt i.e. whether they are indeed limited. There is no definition in national planning policy guidance as to the quantum or proportions a dwelling could be extended by. Neither does policy NE1 of the North Wiltshire Local Plan 2011 seek to define a limit. Previous appeal decisions have generally sought to limit extensions to approximately 30% of the cubic capacity of the original dwelling but this is not a set rule and each site needs to be assessed for the impact on the openness of the green belt based on the relevant material circumstances. In this instance it is not possible to assess the cubic capacity of the extensions undertaken and proposed to date as one of the relevant application files is currently being archived and is unavailable. As such a judgement needs to be made as to the whether or not the scale of what is proposed in conjunction with previous development now exceeds what could be termed "limited extension" of the existing property. As noted above the dwelling has been extended to the front and rear already. The current application seeks to extend to the east and incorporate an extended garage block. The effect when viewed from the surrounding area is a substantial increase in the bulk and mass of the resultant dwelling. It would read alongside the neighbouring property as a continuous unbroken line of development. The property is on higher ground than land to the north and is visually prominent from various points in the surrounding area. On balance it is considered that the cumulative effect of extensions to this property is a loss of openness of the Green Belt and that this latest proposal takes the extension of the property beyond what could be considered as "limited". As such the proposal is considered to be inappropriate development. The applicant has not submitted any justification as to what exceptional circumstances might support such inappropriate development.

10. Conclusion

The proposed development would have a harmful impact on the residential amenities of the neighbouring property. The proposed extension when considered with previous extension of the property would not be in keeping with the host building in terms of scale and form. The proposed extension when considered with previous extension of the property could not be considered as limited extension of the property and would result in a reduction in the openness of the Green Belt. The proposal is therefore contrary to National Planning Policy contained in Planning Policy Statement 1 and Planning Policy Guidance Note 2 and North Wiltshire Local Plan Policies C3, NE1 and H8.

11. Recommendation

Planning Permission be REFUSED for the following reasons:

1. The proposed development by virtue of its scale, form and positioning would result in an overbearing impact on the neighbouring dwelling resulting in harm to the residential amenities of the property. The proposal is contrary to Policies C3 and H8 of the North Wiltshire Local Plan 2011.
2. The proposed development by virtue of its scale, bulk, mass and positioning would not be in keeping with the host building. The proposed development would be contrary to policies C3 and H8 of the North Wiltshire Local Plan 2011.
3. The proposed development when considered in conjunction with previous extension of the property would result in a substantive extension of the building resulting in a loss of openness of the Green Belt. The proposal is contrary to policies contained in Planning Policy Guidance Note 2 and Policy NE1 of the North Wiltshire Local Plan 2011.

Informatives

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

Plans: KDPH/11-1; Dated 14/4/11

Plans: KDPH/11-2; KDPH/11-3; KDPH/11-4; KDPH/11-5 Dated: 12/4/11

Plans: KDPH/11-7 Dated: 28/4/11

