

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	19.10.2011		
Application Number	W/11/02180/FUL		
Site Address	35 Lacock Gardens Hilperton Wiltshire BA14 7TF		
Proposal	Rear conservatory with balcony to roof		
Applicant	Mr Paul Ranger		
Town/Parish Council	Hilperton		
Electoral Division	Hilperton	Unitary Member:	Ernie Clark
Grid Ref	387878 158782		
Type of application	Full Plan		
Case Officer	Miss Jennifer Fivash	01225 770344 Ext 01227 770297 jennifer.fivash@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor Clark has requested that this item be determined by Committee due to the parish council objecting to the application and their wish that it be considered by the planning committee.

1. Purpose of Report

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

Neighbourhood Responses

No comments received

Parish Council Response

Objects, for the reasons set out below

2. Report Summary

The main issues to consider are: the impact on the amenity of neighbours and on the appearance of the area.

3. Site Description

The property is a detached house in the Paxcroft Mead estate. It backs onto the A361 Hilperton Drive but is well screened from it by the boundary planting and landscaping that screens the Paxcroft Mead estate from the traffic on the A361. It is a brick built house with an existing rear conservatory entered from the lounge. It is positioned in such a way that the house does not overlook the rear gardens of neighbouring properties.

4. Relevant Planning History

The existing rear conservatory was granted planning permission in 2004.

5. Proposal

The proposal is to construct a brick and glass single storey extension at the rear of the house, with entrance from the kitchen. The extension would lie alongside the existing conservatory, with a 1 metre gap between. It would extend out the same length as the existing conservatory (4 metres) and would have the same width (4 metres). It would have a flat roof that the applicant would use as a balcony, with access from the landing and with glazed panels.

6. Planning Policy

West Wiltshire District Plan - policies C38 and C31a

7. Consultations

Hilperton Parish Council - object to the proposal on the grounds that it will be incompatible with the existing planning permission in relation to the style of the extension and the first floor balcony and that the balcony will overlook adjoining properties and conflict with the pattern of development.

8. Publicity

The application was advertised by site notice and neighbour notification. No comments have been received

9. Planning Considerations

The issues here are the impact on the appearance of the area and the impact on the amenity of neighbouring properties.

The extension would be built of brick and glass at the rear of the house and would not be widely visible from public view due to the landscaping separating the estate from the A361 Hilperton Drive. It is in its form and shape typical of a conservatory. The unusual part is the balcony on the roof. First floor balconies can often cause problems of loss of amenity to neighbouring property through direct overlooking, particularly on estates where houses are close together, or to the rear of terraces. However, in this instance, the design of the estate and the orientation of the house is such that the balcony will not directly overlook the rear gardens of either of its neighbours, but instead will look out over the landscaped buffer and to the countryside beyond.

In this location, it is considered that the design of the conservatory and its associated balcony will not cause any harm to either the appearance of the area or the amenity of neighbouring properties. Accordingly, 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.

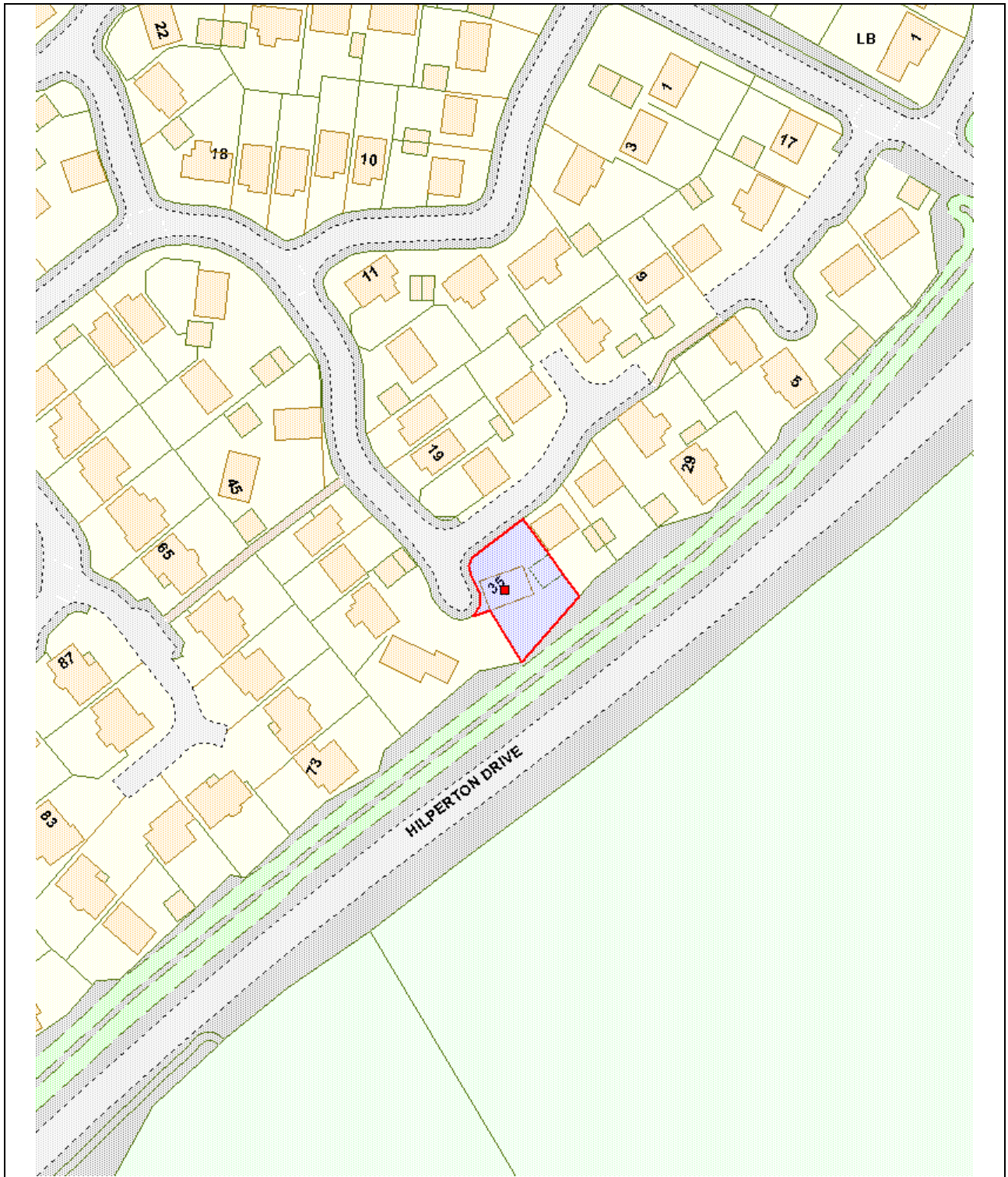
Subject to the following condition(s):

- 1 The development hereby permitted shall 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 This permission relates to the details contained within the application forms and to the plans submitted with them in August 2011.

Appendices:	
Background Documents Used in the Preparation of this Report:	



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