

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	09.11.2011		
Application Number	W/11/02427/FUL		
Site Address	40 Newleaze Park Broughton Gifford Wiltshire SN12 8PL		
Proposal	Demolition of existing garage and proposed two storey side extension with front porch		
Applicant	Mr Darren Ward		
Town/Parish Council	Broughton Gifford		
Electoral Division	Melksham Without North	Unitary Member:	Mark Griffiths
Grid Ref	387981 163829		
Type of application	Full Plan		
Case Officer	Mr Philip Baker	01225 770344 Ext 01225 770286 philip.baker@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor Griffiths has requested that this item be determined by Committee due to:

- * Scale of development
- * Visual impact upon the surrounding area
- * Relationship to adjoining properties

1. Purpose of Report

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

2. REPORT SUMMARY

The main issues to consider are:

Visual Impact

Impact on the amenity of neighbouring properties

Parish Council Response - awaited

Neighbourhood Responses - 1 letter of objection has been received raising the following issues:

- Concerns regarding the existing internal wall that will be changed to an external wall
- Concerns regarding loss of sunlight to the neighbour 42 Newleaze Park
- Rear extension would overlook the neighbours kitchen and restrict privacy
- Extension would not be able to obtain the same tiles

3. SITE DESCRIPTION

The application site is a semi-detached chalet bungalow on an established residential estate. Included within the site is one of a pair of semi-detached garages, the second of which is owned by the owner of no.42.

To the east of the site there is a fence and the adjoining neighbour at 38, Newleaze Park.

4. PLANNING HISTORY

95/00247/FUL – Refusal – 6/6/1995 – Extension

5. PROPOSAL

The proposal is to demolish the existing garage of 40, Newleaze Park and make good the other half - the garage of no. 42 Newleaze Park. A two storey extension along the length of the side of the dwelling house would then be constructed that would project 0.4 metres beyond the building line to the front of the house.

6. POLICIES

West Wiltshire District Plan First Alteration 2004

C31A Design & C38 Nuisance

SPG Design Guidance House Alterations and Extensions 2004

7. REPRESENTATIONS

Wiltshire Highways - No objection, subject to the imposition of conditions regarding discharge of surface water and surfacing of the access.

Environment Agency - The proposal falls within flood zone 1 and is relatively minor in scale. We would therefore simply offer best practice sustainable drainage advice to the applicant and that they should implement sustainable drainage techniques where possible.

Broughton Gifford Parish Council – comments awaited.

8. PUBLICITY

The application was advertised by site notice/press notice /neighbour notification - Expiry date: 14th October 2011.

The neighbour at no.40 objects to the proposal on the following grounds;

- Concern about the impact of the demolition of the attached garage on his garage;
- The extension will project in front of his property and will reduce sunlight to the front, side and rear;
- The rear extension will overlook his kitchen, restricting privacy and access to light;
- Similar extensions nearby were different designs that had less impact;
- A similar proposal was refused planning permission in 1995.

9. ASSESSMENT

9.1 Visual Impact

The proposal is for a two storey side extension to a semi-detached chalet bungalow on the west elevation. The surrounding area is characterised by semi-detached chalet bungalows and two storey semi-detached properties and some of these have extensions projecting beyond the front building line at ground floor level.

The proposal will involve demolishing the existing single garage which is linked to the neighbour's at no. 42. The side extension would be built out over the area formerly occupied by the garage and would have a roof slope continuous with the existing. At ground floor level, the roof slope would extend over a toilet and store. The front roof slope would be lit by roof lights, whilst the rear would be lit by an extension of the existing dormer windows.

The design and appearance is in keeping with the appearance of the building and the surrounding area and will be in line with policy C31a of the district plan.

9.2 Impact on amenity

The adjacent property at no. 42 is set back from the building line of no. 40. The neighbours have raised concerns that the side extension will reduce privacy to their property. However, the existing 1st floor bedroom 3 has a window on the west elevation that directly faces the neighbours property and at a 45 degree angle you can look into the window of no.42. The proposal removes this window and replaces it with one in the rear elevation from an extension of the existing dormer, together with one from the fourth bedroom also in the extension of the dormer. These look down the garden, as most first floor windows do, and it is not considered that this will significantly reduce the privacy or amenity of the adjacent dwelling.

The proposal brings the bulk of No. 40 closer to its neighbour at 42, but because of the staggered relationship of the two properties, it is not considered that the resulting relationship will have an adverse impact on the amenity of the neighbouring property that would justify refusal of the application.

9.3 Planning History

A planning application for an extension of similar, although not identical, design was refused in 1995, on the grounds that it would be detrimental to amenity; overbearing and out of character with the area. However, it is not considered that these reasons would succeed now, having regard to more recent decisions by Planning Inspectors on residential extensions in the county, and the fact that extensions similar in nature have been permitted on other chalet bungalows on this estate.

9.3 Conclusion

The proposal is an acceptable domestic extension that will not have an adverse impact on the appearance of the area or the amenity of the neighbouring property. Accordingly, planning 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.

- 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C31A

- 3 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The

development shall not be occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: U2

- 4 The development hereby permitted shall not be occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

Location plan received on 5/9/2011

AH2011/03/1 Rev B received on 5/10/2011

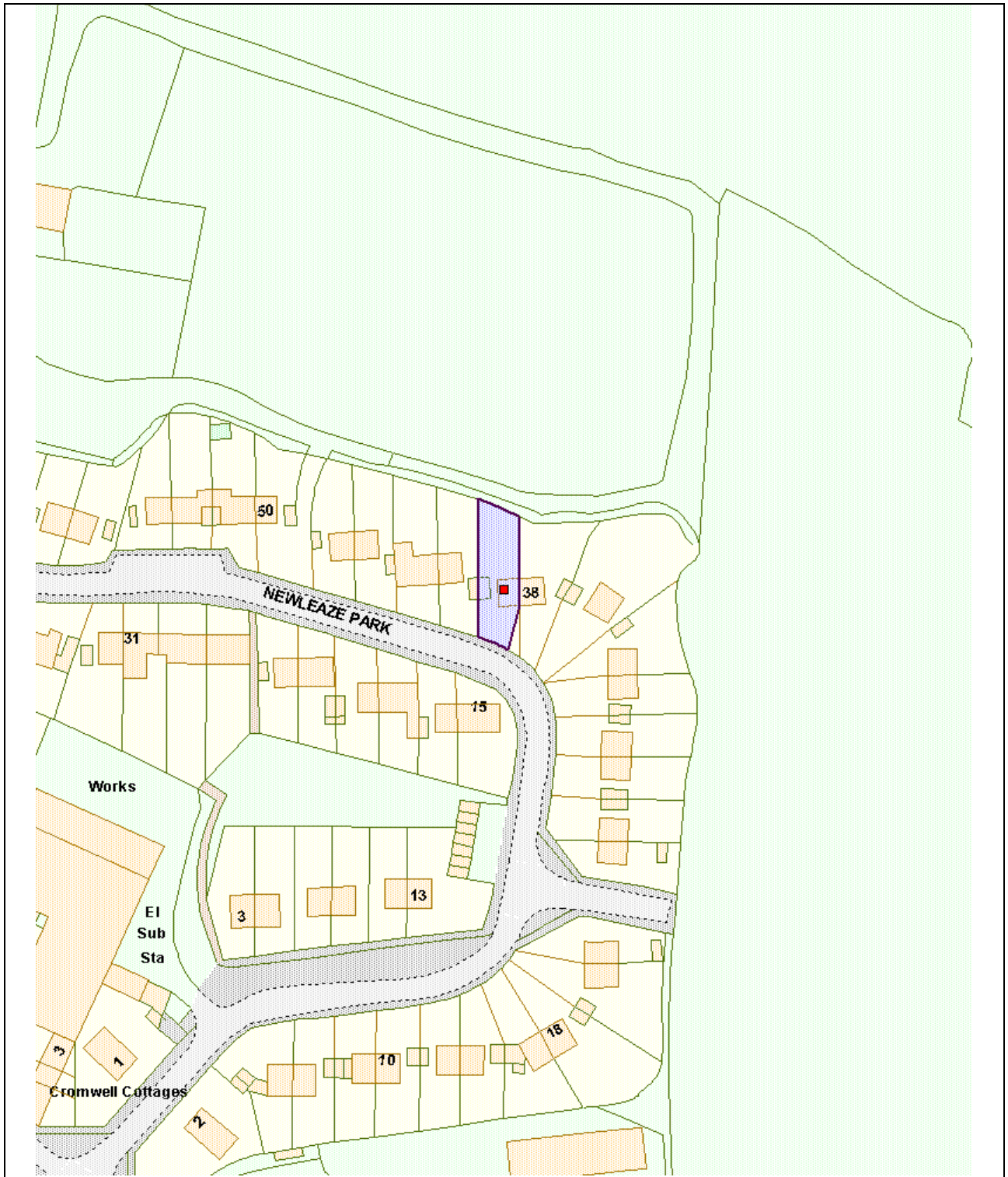
AH2011/03/2 Rev B received on 5/10/2011

REASON: To ensure that the development is carried out in accordance with the approved plans that have been judged to be acceptable by the local planning authority

Informative(s):

- 1 The dropped kerb should be extended across the full width of the driveway. An application pack will be issued from our Vehicle Crossing Team to implement this requirement.

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



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