

## REPORT TO THE WESTERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	04.01.2012		
<b>Application Number</b>	W/11/02981/FUL		
<b>Site Address</b>	175 Devizes Road Hilperton Wiltshire BA14 7QS		
<b>Proposal</b>	Brick outhouse (retrospective)		
<b>Applicant</b>	Mr P Cole		
<b>Town/Parish Council</b>	Hilperton		
<b>Electoral Division</b>	Hilperton	<b>Unitary Member:</b>	Ernie Clark
<b>Grid Ref</b>	387851 159194		
<b>Type of application</b>	Full Plan		
<b>Case Officer</b>	Mrs Kate Sullivan	01225 770344 Ext 01225 770244 kate.sullivan@wiltshire.gov.uk	

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

- a. The building is outside the VPL of Hilperton
- b. To protect the right of the parish Council to express its opinion to the LPA.
- c. Scale of the development
- d. Design of the development

### 1. Purpose of Report

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

Neighbourhood Responses - None received

Parish Council Response - No objection

### 2. Report Summary

The main issues to consider are:

- \* Impact on the appearance of the area.
- \* Impact on the amenity of neighbouring properties.

### 3. Site Description

The proposal is located within the garden area to the rear of the detached property known as 175 Devizes Road, Hilperton.

The site currently is a flat lawn with a large number of trees although the majority within the site are small fruit varieties. Open countryside lies to the north and east with a public footpath alongside the eastern boundary.

### 4. Relevant Planning History

07/03008//FUL - Erection of detached two storey house and double garage including alterations to access - Refused 4/1/08;

08/01736/FUL - Two Storey Extension - Permitted 25/7/08

## 5. Proposal

This is a retrospective application for a modest sized brick outbuilding measuring approximately 3.6 metres in depth by 4.1 metres in width and 3.8 metres in height under a tile pitched roof located at the far end of the residential garden.

## 6. Planning Policy

West Wiltshire District Plan 1st Alteration 2004  
C31a Design; C38 Nuisance

## 7. Consultations

Parish council

Hilperton Parish Council has no objection to make.

## 8. Publicity

The application was advertised by site notice/press notice /neighbour notification.

Expiry date: 16th December 2011 - No representations received.

## 9. Planning Considerations

Impact on the appearance of the area

The proposed building has been situated at the far end of a large garden, and requires planning permission as it is within 2 metres of the boundary and exceeds 2.5 metres in height.

The out building has been constructed of brick with a hipped roof with concrete roof tiles matching the existing dwelling. The proposal has no adverse impact on the appearance of the area.

Impact on the neighbouring amenity

A single opening window has been inserted in the right and left elevation and double softwood doors have been inserted in the front elevation that overlook the host dwellings garden.

The Village Policy Limit passes between 176a and 177 Devizes Road some 55 metres to the west of the development site and excludes this house and the others to the east on this side of Devizes Road. However, the outhouse is located within the domestic garden of the host building, is used ancillary to the main dwelling, for garden equipment storage, and does not have a detrimental effect on neighbours or the users of the public rights of way.

There are no grounds for refusing permission for this garden outbuilding.

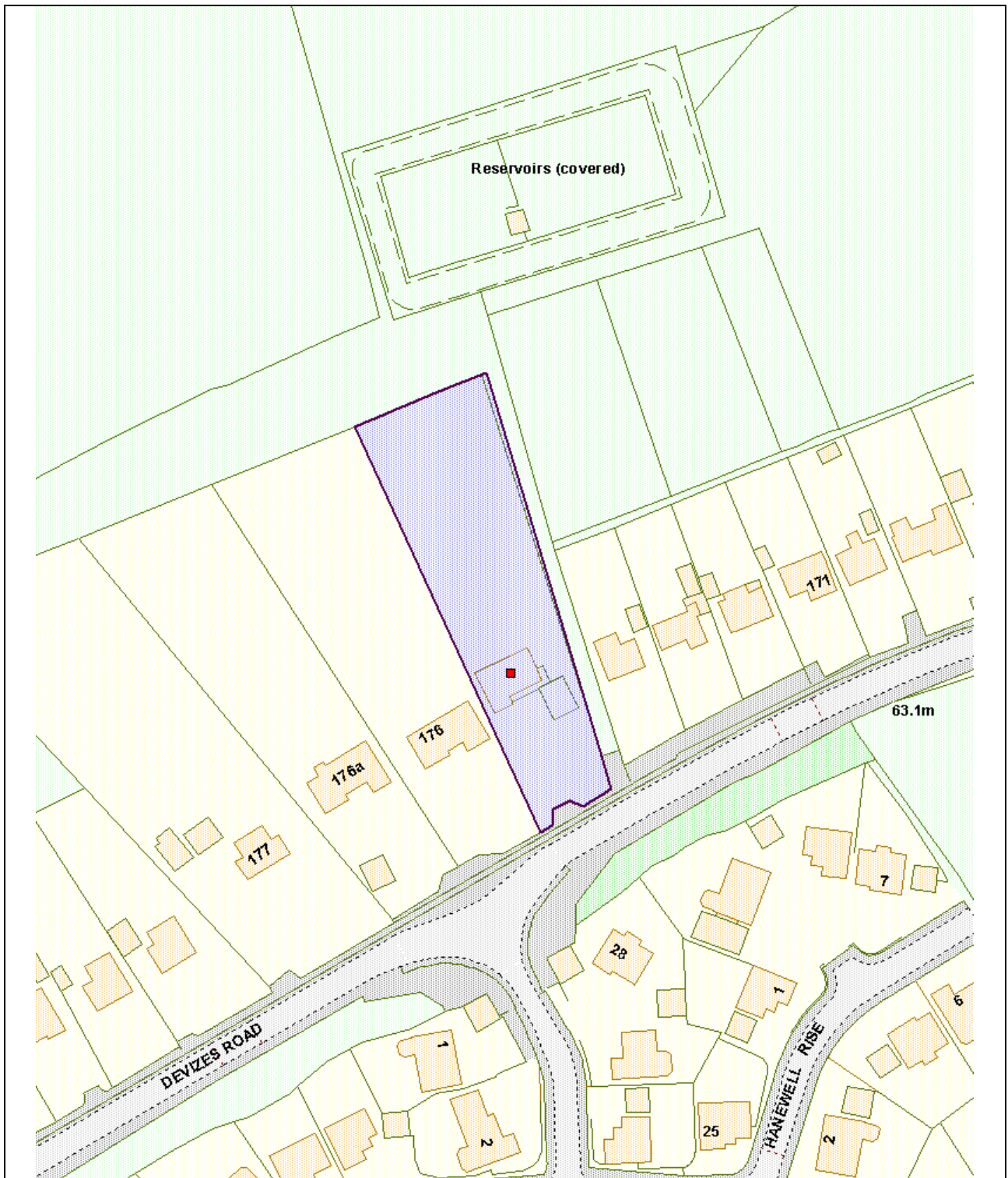
**Recommendation:        Permission**

**For the following reason(s):**

**The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.**

<b>Appendices:</b>	
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**Background Documents  
Used in the Preparation of  
this Report:**



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