

## REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	28 April, 2010		
Application Number	N/10/00001/FUL		
Site Address	52 NORTH STREET, CALNE, WILTSHIRE, SN11 0HJ		
Proposal	Single Storey Extensions		
Applicant	Mr P Green		
Town/Parish Council	Calne		
Electoral Division	Calne Chilvester & Abberd	Unitary Member	Cllr Chuck Berry
Grid Ref	399643 171591		
Type of application	Full Application		
Case Officer	Kate Backhouse	01249 706684	kate.backhouse@wiltshire.gov.uk

### Reason for the application being considered by Committee

The application has been called into committee by Cllr Chuck Berry on the following grounds;

- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Design
- Environmental / highway impact

### 1. Purpose of Report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

### 2. Main Issues

The main issues in the determination of this application are:

- impact on host dwelling
- impact on amenity of neighbouring properties
- character and appearance of the area

### 3. Site Description

52 North Street is a semi-detached property located on a corner plot. To the side of the property is an existing flat roof element. The rear garden is enclosed by approximately 1.8 metre fencing on both sides. To the side (adjacent but outside of the fence) and front of the property is a low wall. The property has brown UPVC windows and doors and is constructed of recon stone. The property lies to the north of the adjacent property, 50 North Street.

#### **4. Relevant Planning History**

There is no history of relevance to this site

#### **5. Proposal**

The application seeks permission for single storey extensions to the front, side and rear of the property and one continuous structure.

The proposed single storey extension to the rear is to be 3 metres in depth and will span the entire rear of the property.

To the side the existing single storey side element is to be replaced with a lean-to extension which is to extend less than 2 metres.

The front of the property is to be extended by 1.5 metres to enclose the existing bay window.

Materials are to match the existing dwelling. The additional accommodation that this proposed extension will provide is a family room, utility, bedroom and porch.

#### **6. Consultations**

Calne Town Council have objected to the application on the grounds that it doesn't comply with policy C3 of the Local Plan 2011 parts (i) and (iii)

#### **7. Publicity**

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

1 letter of letters of objection received

Summary of key relevant points raised:

- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Design
- Environmental / highway impact
- Inaccuracies of plans and information on application forms
- Proposed concrete tiles cannot achieve the proposed pitch.
- No measurements shown on plans
- Overshadowing
- Out of keeping
- Non compliance with Policy C3 of the North Wiltshire Local Plan 2011

#### **8. Planning Considerations**

### Impact on host dwelling

The proposed rear extension has a maximum height of 3.4 metres with the eaves at 2.6 metres. On its own this element of the application would not require an application to be submitted as it is permitted development and this is a material planning consideration.

The proposed extensions will effectively wrap around the entire semi-detached property.

That proposed to the front is in keeping with the tiled canopy detail of 50 North Street.

There is already a single storey lean to along the side/north elevation and the proposal would not be so significantly different as to be harmful to the host dwelling, nor would any other element of the extensions proposed.

Furthermore, extensions such as this are not uncommon and have been permitted elsewhere.

### Impact on residential amenities

The extension to the front extends no further forward than the canopy to 50 North Street and is thus not considered harmful in this respect. The extension to the rear extends 3 metres, due to this length and the and proposed ridge height of 3.4 metres, together with the fact that a rear extension could be constructed as permitted development, this element of the proposal is not considered to be detrimental to the residential amenity of 50 North Street.

### Other matters

The drawings provided are to scale, 1:100 Floor Plans and Elevations, 1:1250 Site Location Plan and 1:200 Block Plan therefore no measurements need to be provided as part of the application. Should the applicant be unable to achieve the proposed extensions in line with the scale drawings, either a minor amendment or a fresh application would need to be sought.

## **9. Conclusion**

It is considered that the proposal is acceptable in terms of size scale and design and that there will be no significant adverse impact on the amenities currently enjoyed by the neighbouring residents. The proposal is considered to be in accordance with policies C3 and H8 of the North Wiltshire Local Plan 2011.

## **10. Recommendation**

Planning Permission be GRANTED for the following reason:

It is considered that the proposal is acceptable in terms of size scale and design and that there will be no significant adverse impact on the host dwelling or the amenities currently enjoyed by the neighbouring residents. The proposal is considered to be in accordance with Policies C3 and H8 of the North Wiltshire Local Plan 2011.

Subject to the following conditions:

- 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.

<b>Appendices:</b>	<b>None</b>
<b>Background Documents Used in the Preparation of this Report:</b>	<b>1.20 4.02 4.03 4.04</b>

