

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	15.02.2012		
Application Number	W/11/02863/FUL		
Site Address	23 Manor Fields Bratton Wiltshire BA13 4ST		
Proposal	Side extension over garage		
Applicant	Mr Graham Hilliard		
Town/Parish Council	Bratton		
Electoral Division	Ethandune	Unitary Member:	Julie Swabey
Grid Ref	391266 152375		
Type of application	Full Plan		
Case Officer	Miss Carla Rose	01225 770344 Ext 01225 770283 carla.rose@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor Julie Swabey has requested that this item be determined by Committee due to: -

Scale of the development
 Visual impact upon the surrounding area
 Relationship to adjoining properties
 Design – bulk, height, general appearance
 Other – Trespass onto neighbouring property

1. Purpose of Report

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

Neighbourhood Responses

Three letters of have been received from the residents of houses to the north of the site concerned about the impact of the extension on the amenity of their properties and the appearance of the area.

Bratton Parish Council - No response received to date

2. Report Summary

The main issues to consider are:

Impact on the appearance of the dwelling
 Impact on the Conservation Area
 Impact on the street scene
 Impact on neighbouring amenity

3. Site Description

The site is on a residential estate dating from the mid-1970's. As with most of the rest of the village, the estate is located within Bratton Conservation Area. The general area is characterised by linked

detached dwellings, semi-detached dwellings, detached and small terraced houses with mainly open frontages. 23 Manor Fields is a two storey house linked to the adjoining property by a garage. The site is of a linear form with a rear garden. The dwelling is set back from the street frontage with a driveway, path and grassed area to the front.

4. Relevant Planning History

There is no relevant planning history

5. Proposal

The house is separated from the rear gardens of houses to the north by a single storey attached garage. The proposal involves building over this garage and the area to the rear to create a two storey side extension of the same height and depth as the existing house, with a small single storey lean-to extension at the rear. The extension is proposed to be constructed of matching materials. In essence, the central part of the proposal involves moving the gable end of the two storey dwelling 2.7 metres closer to the dwellings to the north, placing it on the boundary with these properties, where the gable wall of the existing single storey garage is located.

6. Planning Policy

West Wiltshire District Plan 1st Alteration 2004

C17 - Conservation Areas

C18 - Alterations and Extensions in Conservation Areas

C31a – Design

C38 – Nuisance

Supplementary Planning Guidance on House Alterations and Extensions 2004

7. Consultations

Bratton Parish council

No response received

8. Publicity

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

Three letters of objection have been received. These cover the following matters: -

- Pressure on car parking;
- The proposed location and height of the extension
- Loss of light to adjacent properties
- Concern that 23 Manor Fields is set at a higher level
- Concerns regarding pruning/removing of adjacent trees;
- Concern regarding how many people will live in the house.
- Will the roof be raised?

9. Planning Considerations

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

Impact on the appearance of the area and the Conservation Area

The two storey side extension would be to the ridge of the existing dwelling. This continuation of the existing roofline would mean that the proposed extension would be in keeping with the existing

dwelling. Matching materials are proposed to be used which would mean that the proposed extension would harmonise with the existing dwelling and its surroundings.

The proposed single storey extension is to be located to the rear of the dwelling, is small in size in comparison to the host dwelling and is not considered to be excessive in height and thus would not be harmful to the appearance of the dwelling.

The design and location of the extensions would therefore be in character with the conservation area and would preserve its character and appearance.

Impact on the amenity of neighbouring properties

The proposed extension would be located alongside the rear boundary of 21 and 22 Manor Fields. Due to the close proximity and the fact that number 21 and 22 Manor Fields are set at a lower level this would mean that the tall gable end of 23, Manor Fields would be brought closer to them by 2.7 metres. However, there would still be a minimum distance of approximately 12.5m between the proposed extension and 21 Manor fields (albeit the conservatory) and an approximate minimum distance of approximately 8.5m between the proposed extension and 22 Manor Fields. Given the fact that the gable already exists, and the extension proposed is in line with it, it is not considered that the impact on the amenity of the properties to the north would be significantly affected by this extension.

No first floor windows are proposed in the side elevation of 23 Manor Fields therefore overlooking is not an issue.

Other

The applicants have explained that the extension is proposed to accommodate elderly parents and that no business is run from the property. There is no proposal to put scaffolding in adjacent gardens.

Recommendation: Permission

For the following reason(s):

The proposed development will preserve the character and appearance of the conservation area, through the use of matching materials and by not exceeding the height of the existing ridge line. Although the extension involves moving the gable wall of the house closer to adjacent properties, the extension will move it out by only 2.7 metres and given the fact that the bulk of the gable end already exists, it is not considered that extending it in the manner proposed will have a significant adverse impact on the amenity of adjacent properties. The proposal is therefore considered to be in accordance with the policies of the West Wiltshire District Plan 1st alteration

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 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.

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

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted at first floor level in the northern elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C38

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

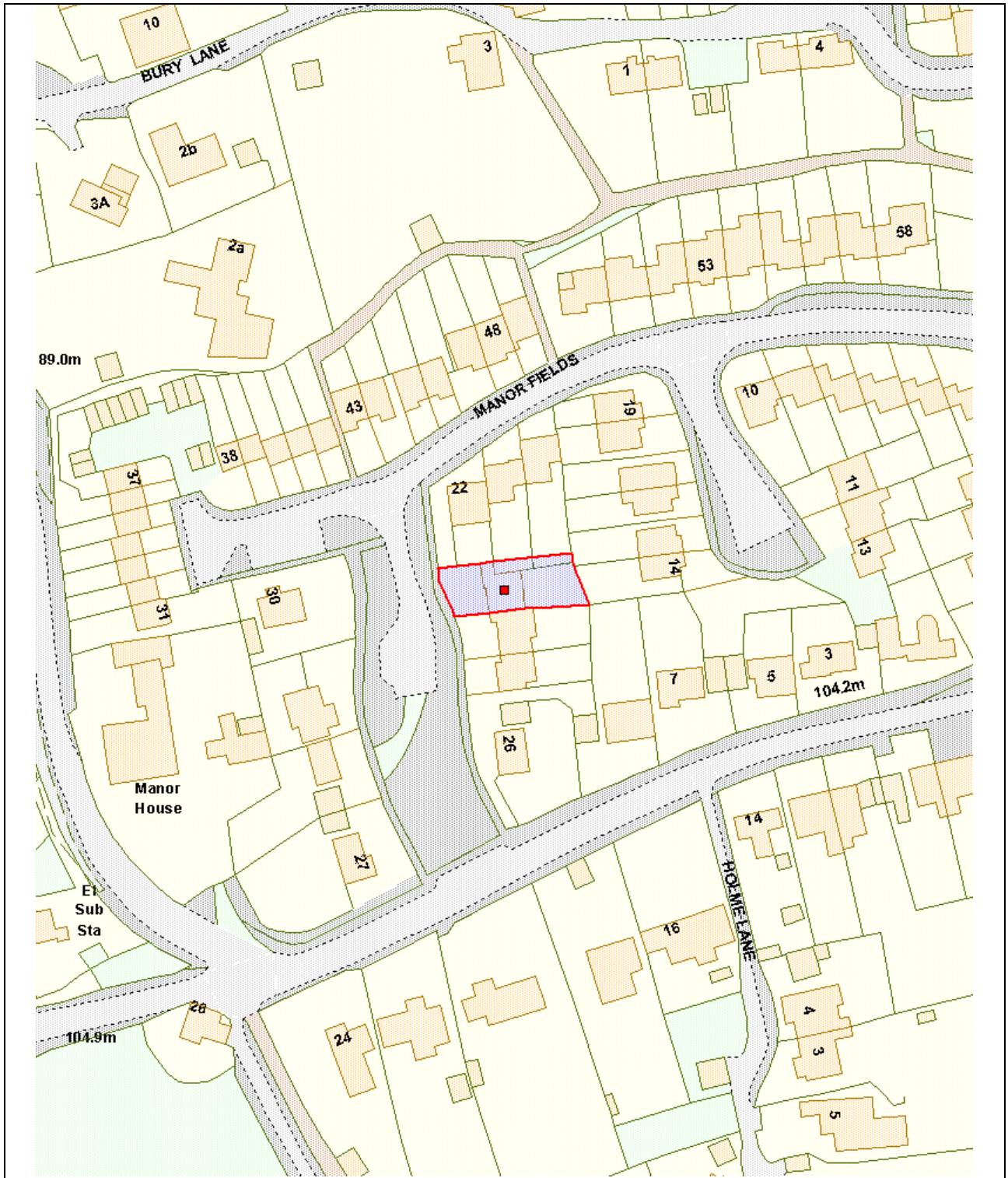
DRAWING No. 11.37.1 received on 20 October 2011

DRAWING No. 11-37-2 received on 20 October 2011

DRAWING No. 11-37-3 Rev. A received on 12 December 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.

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



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01225 770344 Fax: 01225 770314 Development Control West Wiltshire Council Bradley Road Trowbridge Wiltshire BA14 0RD
www.wiltshire.gov.uk

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