

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Report No.

Date of Meeting	22.02.2012		
Application Number	N.11.03905.FUL		
Site Address	Garabrecan, Brinkworth Road, Wootton Bassett, Wiltshire, SN4 8DS		
Proposal	Demolition of Existing Garage/Store/Stables and Erection of Replacement Garage Accommodation and 2no. Holiday Letting Units (Resubmission of 11/02414/FUL)		
Applicant	Mr A Butler & Mrs N Malik		
Town/Parish Council	Wootton Bassett		
Electoral Division	Wootton Bassett North	Unitary Member	Councillor William Roberts
Grid Ref	407093 183820		
Type of application	Full		
Case Officer	Christine Moorfield	01249 706 686	Christine.moorfield@wiltshire.gov.uk

Reason for the application being considered by Committee This application has been called to committee by Cllr Roberts to consider the impact on the locality and highway issues.

1. Purpose of report

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

2. Report summary

The main issues in the consideration of this application are as follows:

- Principle of development
- Impact upon highway safety
- Impact upon the existing property
- Impact upon visual amenity and landscape character

3. Site Description

The existing single storey building comprises stables, garage and storage within the curtilage of the main house. The garden or curtilage to this dwelling is in the form of a large grassed area beyond which is the existing, ancillary building.

To the south east of the building is a paddock in the applicant's ownership and to the north east is a children's nursery. To the south west is the play area associated with Jubilee Lake.

4. Relevant Planning History		
Application Number	Proposal	Decision
11/02414/FUL	Demolition of existing garage and erection of holiday lets. Note: The applicant was advised that this proposal was considered too large and would be unlikely to be recommended for approval. The application was withdrawn. The application now being considered is the same as the scheme previously withdrawn.	Withdrawn

5. Proposal

The proposal is for demolition of the existing building and its replacement with 2 double garages, a store and two one bed holiday lets. The accommodation is arranged in an 'L' shaped building. The building is one and a half storey high with the garage at ground floor level with the holiday lets above. The windows in the first floor are in the form of dormers. The foot print of the proposed unit is 160m² and the volume of the building approx. 790m³.

6. Planning Policy

TF9 Wiltshire Structure plan 2011
C3 T1 H8 NE15- North Wiltshire Local Plan 2011.

7. Consultations

Highway Agency- no objection TR110 attached.
Highways- objection as it is an unsustainable location.
Wootton Bassett Town Council- No objection

8. Publicity

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

No objections have been received from adjacent residents.

9. Planning Considerations

Principle of development

The proposed building comprises four garages 2 for the house two for the holiday lets. There are two one bed holiday lets at first floor level. There is a large store area at ground floor level. Whilst serviced holiday accommodation of this nature may be acceptable in this location it has to be judged against the relevant policies within the Structure Plan and Local plan.

Impact upon highway safety, access and parking

The access is good serving the house and the nursery. However the highway engineer has objected to this proposal on the grounds that this is an unsustainable location. The highway engineer has stated that their objection on the grounds that this is an unsustainable location still stands. They have also requested that should permission be granted conditions should ensure that adequate parking is provided for the use.

Impact upon the existing property

The site is set within its own grounds, a large site with a large industrial style nursery building to the north and a play area to the SW.

To the north and the south east is grazing land which is owned by the applicant.

The design of the proposed accommodation is as a detached dwelling; the design is in keeping with the main house, but does read as a small detached dwelling set away from the main house.

Impact upon visual amenity and landscape character

As an extension to the existing house this is large in terms of its volume. A rough guide indicates a building volume of 180m³ exists in this location on the site. The new development has a volume of more than 700m³. Therefore, the replacement building is well in excess of what exists on site at present.

The agent has argued that there was another out building on the site before the nursery was built. This building appears to have had a volume in the region of 300m³ (as measured from old plan) but this is not considered to have a bearing on the decision now being made as this building appears to have been demolished to facilitate the nursery building.

As an extension to the existing house this is a very large unit in relation to the main house which is relatively modest in its dimensions. Given the distance between the units however it could not be argued that this proposal detracts from the appearance of the host house, however the scale of the unit is large and therefore the building would not appear subservient to the host dwelling. Therefore, in part policy H8 has not been complied with.

The site is within the countryside. The unit is set well back from the road and is screened from the adjacent public open space by a large hedge. However the appearance of this unit will be that of a detached house within this open rural area and is therefore considered to have a detrimental impact on the rural character and appearance of the locality thereby failing to comply with this policy.

In terms of impact on the locality it is recognised that the site is not particularly prominent it is set back from the main road and is screened from the play area by a fairly substantial hedge.

The access to the site for vehicles is good as it shares a purpose made access for the nursery and existing house. The site whilst outside the framework boundary is on the periphery of the urban area and therefore results in isolated development.

Policy RLT9 in the Wiltshire Structure plan requires such proposals to be limited to the conversion of existing buildings or be related in scale character and style to appropriate existing buildings. This scheme is not a conversion of the existing buildings and due to its mass and bulk it is not seen to be related in scale to the adjacent residential unit. As stated its mass is that of a detached dwelling and it does not therefore appear as a subservient and or ancillary building for use in association with the host dwelling. The proposal is considered therefore to conflict with this policy and therefore refusal is recommended.

10. Conclusion

The proposed building is considered too large in terms of its footprint and mass and bulk and does not respect the character and appearance of the main house on the site and or the rural character and appearance of the locality. The proposal fails to comply with policies C3, NE15 of the North Wiltshire Local Plan 2011 and Policy RLT9 of the Wiltshire Structure Plan.

11. Recommendation

Planning Permission be REFUSED for the following reason:

1- The proposed building is too large in terms of its footprint and mass and bulk and does not respect the character and appearance of the main house on the site and or the rural character and appearance of the locality by the introduction of a large detached building. Therefore, proposal fails to comply with policies C3 NE15 of the Local Plan 2011 and policy RLT9 of the Wiltshire Structure Plan.

2- The proposal located remote from services employment opportunities and being unlikely to be well served by public transport is contrary to the key aims of Planning Policy Guidance Note 13 which seeks to reduce growth in the length and number of motorised journeys.

