

# REPORT TO THE WESTERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	28.03.2012		
<b>Application Number</b>	W/12/00016/FUL		
<b>Site Address</b>	18 Little Parks Holt Wiltshire BA14 6QR		
<b>Proposal</b>	Single storey rear extension, front infill extension and side extension		
<b>Applicant</b>	Mr Richard Chruzcz		
<b>Town/Parish Council</b>	Holt		
<b>Electoral Division</b>	Holt And Staverton	<b>Unitary Member:</b>	Trevor Carbin
<b>Grid Ref</b>	386736 162189		
<b>Type of application</b>	Full Plan		
<b>Case Officer</b>	Mr David Cox	01225 770344 Ext 01380 734826 david.cox@wiltshire.gov.uk	

## Reason for the application being considered by Committee

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

- \* Scale of development
- \* Visual impact upon the surrounding area
- \* Relationship to adjoining properties
- \* Design - bulk, height, general appearance

Councillor Carbin adds that the application should be heard by Committee as there still are objections from neighbours following receipt of the revised plans.

### 1. Purpose of Report

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

### 2. Report Summary

The main issues to consider are:

- \* Design impact of the extension on the appearance of the area.
- \* Impact on neighbouring amenity.

### 3. Site Description

Little Parks is a residential street comprising of detached two storey dwellings. Most of the dwellings are uniform in appearance with similar lean- to roofs that cover both front porch and side garages. There are other examples of two storey side extensions on 'Crandon Lea' where both No's 30 and 32 have had flush two storey side extensions. These permissions were granted in 1988 and 2002.

### 4. Relevant Planning History

There is no relevant planning history.

### 5. Proposal

The proposal is to extend the existing side garage roof slope upwards at the front and insert a dormer window in the new roof slope. The dormer window would serve a bedroom. At the rear, the extension would be a full two-storey height to eaves with a window at first floor level serving a bedroom and built

at the same level as the existing first floor windows on the rear elevation. The ridge height would be lower than the existing roof. These revised plans have omitted an earlier proposal to include a two storey front gable end extension.

The plans include building a small single storey rear extension (projecting out less than 1.5 metres) and a front extension under a continuation of the line of the existing mono-pitch roof that currently projects over the porch.

The proposal also includes enlarging the front parking area.

## **6. Planning Policy**

West Wiltshire District Plan 1st Alteration 2004 - policies C31a – Design; C38 – Nuisance.

## **7. Consultations**

Holt Parish council

“No comment.”

## **8. Publicity**

The application was advertised by site notice/press notice /neighbour notification. Expiry date 10 February. Eight letters of objection have been received (although 6 of the letters are from the same three neighbours).

Summary of points raised:

- The extensions would overlook our rear garden (No 21 opposite) harming our privacy.
- The design of the extension would be completely out of character with the street scene.
- The extension will create a terracing effect.
- The extension will block light to our only side windows serving our stairs and landing.
- There are no dormer windows in the area and the design guide states they should be on the rear elevation.
- Enlarging the driveway would be out of character with the street scene.
- The proposals represent an over-development of the site.
- Even with the revised plans, the proposal would still be out of character and an over development of the site and overlook and overshadow neighbouring properties.
- The side wall of No 18 is only 39 inches from the boiler flue of No 20 which gives off a lot of fumes.

## **9. Planning Considerations**

Design impact of the extension on the appearance of the area

Following the receipt of the revised plans, the design and overall impact of the proposal is considered to be acceptable.

The proposed extension would continue the existing roof slope of the garage and would effectively become a cat-slide roof with a subservient ridge to the main roof. The use of the sloping roof reduces the bulk of the development and its impact on the appearance of the area. The critical point is that the extension would not cause any significant harm to the appearance of the streetscene. The extension would be built on the boundary with its neighbour No 20, but the use of the sloping roof helps preserve a gap with the adjacent property and it would not cause a terracing impact,

Extending the existing garage roof slope affords the opportunity to have a dormer window on the front elevation. This dormer is set down from the main ridge, having a pitched roof and lining up with other windows. The dormer window would not cause any material harm to the street scene.

In regards to the enlargement of the front driveway, the Council has to be mindful as to what the applicant can do under Permitted Development Rights. Widening the existing dropped curb would not

need planning permission as this is an unclassified road. If a householder wishes to lay their front garden to hard standing, planning permission is not required if a porous material is used. However, it is also permitted development to use tarmac provided it slopes into a lawn or border.

Impact on neighbouring amenity:

The neighbouring property No 20 has commented that the extension would cause overshadowing of their landing window. However landings are not habitable rooms which are afforded more protection under Policy C38 of the District Plan. There would also be an approximate 3 metre gap between the side wall of the extension and the landing window. This would allow for sufficient daylight to reach this window and no adverse harm would be caused.

The additional dormer window would be set back from the existing front wall and would not create any harmful overlooking of neighbours on the opposite side of the road.

The single storey rear extension and front infill extension would not have any adverse impact on either the appearance of the area or the amenity of neighbouring properties.

Conclusion:

The proposal, in this revised form, is subservient to the existing property and will not cause any harmful impact on either the appearance of the streetscene or the amenity of neighbouring properties. It is designed in accordance with the Council's policies and approval is therefore 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.**

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

Site Location Plan received on 5 January 2012  
1407-01 P1 received on 5 January 2012  
1407-02 P1 received on 5 January 2012  
1407-03 P1 received on 5 January 2012  
1407-04 P2 received on 3 February 2012  
1407-05 P2 received on 3 February 2012  
1407-06 P2 received on 3 February 2012  
1407-07 P2 received on 3 February 2012  
1407-08 P2 received on 3 February 2012  
1407-09 P2 received on 3 February 2012  
1407-10 P2 received on 3 February 2012

1407-11 P2 received on 3 February 2012

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.

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