

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	10 th October 2012		
Application Number	N/12/01504/FUL		
Site Address	1 Brockleaze Neston Corsham Wiltshire SN13 9TJ		
Proposal	Two storey extension to rear and side conversion of loft space double garage and new vehicular access		
Applicant	Ms Sally Hurst		
Town/Parish Council	Corsham		
Electoral Division	Corsham Without & Box Hill	Unitary Member	Cllr Richard Tonge
Grid Ref	386301 168089		
Type of application	Householder		
Case Officer	Lisa Davis	01249-706522	lisa.davis@wiltshire.gov.uk

Reason for the application being considered by Committee

This application has been submitted to Committee for decision at the request of Cllr Richard Tonge to assess the size and scale of the garage.

1. Purpose of Report

To consider the above application and to recommend that the decision is delegated to the Area Development Manager for planning permission to be GRANTED, subject to conditions.

Corsham Town Council has raised objections on the grounds that the proposed garage is excessively sized and inappropriately sited due to its proximity to the neighbouring property.

The application has attracted objections from 6 households in respect of the scheme (a total of 16 letters in all)

2. Main Issues

The main issues in considering the application are:

- Principle of development in relation to policies C3 and H8 of the North Wiltshire Local Plan 2011
- Impact on the character and appearance of the area
- Impact on the residential amenity of existing neighbours and potential occupants
- Impact on highway safety

3. Site Description

1 Brockleaze is an individual, detached bungalow situated on the junction with Damy Green, Neston outside of the Conservation Area. The property is set back from the road with parking to the front and a garage to the side. The rear garden extends to the north. The western boundary is formed by mature trees that partially screen the side of the property from view.

The property is neighbored to the north and west by Damy Green, a cul-de-sac that comprises of an assortment of bungalows and two storey dwellings. Numbers 1, 2 and 3 to the west, are two storey properties situated on the opposite side of the highway, facing the side of the application site. Number 4 is situated to the northern boundary with the side elevation and associated garage facing the rear boundary of the site. The neighbours to the east are detached bungalows of varying design and ridge height, some have also benefited from various extensions in the past. The neighbouring property number 3 Brockleaze has a large rendered extension to the rear close to the boundary of the application site. To the south and south west there is a mix of more traditional style cottages and two storey dwellings, further bungalows are situated to the south east.

The existing property is constructed of reconstituted stone block with tiled roof and upvc windows and doors.

4. Relevant Planning History		
Application Number	Proposal	Decision
none	none	none

5. Proposal

Permission is sought for the erection of a two storey extension to the rear and side, conversion of the loft space, erection of a double garage and new vehicular access. The ridge height of the proposed extension would remain the same as the existing, and the conversion of the loft would enable the introduction of a first floor within the existing roof space.

The materials proposed to the south elevation are as existing, to the north and west elevations plans show Cedar cladding with render to the porch. The eastern elevation is proposed as yellow block work. The roof materials would match the existing apart from the front and rear porch which would be Zinc.

The proposed garage would be located to the rear of the garden and would be accessed via Damy Green. The garage would have a rendered exterior with concrete roof tiles, timber windows and doors and timber boarding to the gables. The garage has been re-sited following objections with regard to the impact of the building on the neighbouring property, 4 Damy Green. The proposed garage would now be located closer to the highway, parallel to the garage that is associated with the neighbouring property.

6. Consultations

Corsham Parish Council raised no objections to the original submission.

It is worthwhile to note, however that the garage details were not submitted originally and consultations were sent following the receipt of the additional plans.

Corsham Town Council requested that the application was called in, objecting to the additional plans submitted for the following reason

“The proposed garage is excessive in size and inappropriately sited due to its proximity to the neighbouring property, contrary to policy H8 paragraph ii of the North Wiltshire Local Plan 2011.”

Subsequent plans were submitted altering the site of the garage and consultations were again sent out.

Corsham Town Council resolved that no further objections be raised.

The Highway Authority has no objections to the original or amended proposal subject to the attachment of the following condition

(WD1) The development hereby permitted shall not be first brought into use until the access has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

Corsham Civic Society has objected but has not included a reason.

7. Publicity

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

6 households have objected

Summary of key relevant points raised:

- Impact on highway safety
- Impact on parking
- Scale of garage
- Impact on residential amenity
- Wildlife habitat
- Materials
- Impact on character and appearance of the area

8. Planning Considerations

The relevant planning considerations are as follows

Principle of development

The proposal is for a residential extension and as such has been considered in relation to both policies C3 (Development Control Policy) and H8 (Residential Extensions) of the North Wiltshire Local Plan 2011. Both policies allow for household extensions provided that the proposal meets the criteria set out.

Impact on the character and appearance of the area

In terms of appearance the principal elevation would remain very similar to that which exists when viewed from the south. The introduction of roof lights within the roof space to the front and rear do not in themselves require permission. The main difference from this aspect would be the removal of the existing garage to enable a side extension with solar panel installed on the roof slope.. The access to the front would remain.

The rear extension is of alternative design to that which may be expected and the proposed materials do differ with that of the host building, these differences are noted and considered. The existing building is not of any particular architectural merit and the neighbouring properties within the row are not particularly uniform in appearance or materials. Number 3 Brockleaze has been substantially extended with rendered exterior.

It is acknowledged that the properties within Dany Green are more uniform in appearance and design and there are many flat roofed garages that are associated with these dwellings. There is,

however a garage to the rear of 1 Damy Green that is of similar scale to that which is proposed with pitched roof and rendered exterior.

1 Brockleaze, although situated close to Damy Green is an individual property and situated away from the bungalows within that particular development. The properties that surround the application site are of varied design, scale and constructed of a mix of materials.

Impact on the residential amenity of existing neighbours

The proposal extends to the rear at two storey level, although no higher than the existing ridge height. This element would sit parallel with the neighbouring property's extension to the west, but would extend approximately 3 metres less into the rear garden. Roof lights are included within the eastern roof slope, two are at ground floor level serving the kitchen and the remaining one will serve a bathroom.

There is already a window within the attic space that looks out to the west, this is partially obscured by the existing trees. The rear extension includes windows at first floor level that will look out onto this aspect towards the principal elevation of number 1 Damy Green. These windows will be set further back than the existing window, approximately 8 metres from the site boundary.

The rear extension would include windows at ground and first floor level, the extension would be set at least 16 metres away from the rear boundary.

The proposed garage would sit close to the boundary and parallel with the garage of number 4 Damy Green. The garage plan illustrates a height of 4.5 metres to the ridge and 2.5 metres with the roof sloping away from the boundary to the north. The garage location has been altered to be set away from the neighbouring property's window.

Impact on highway safety

Vehicular access to the front of the property would not be altered, however the existing garage would be lost. The provision of the double garage to the rear is large enough to accommodate two cars and there is also space to the front of the garage that could be utilised for parking. The site can therefore accommodate adequate parking for a property of this size under current car parking standards. The access and alterations to the parking have also been considered as satisfactory

9. Conclusion

The proposed extension would have minimal impact when viewed from the principal elevation due to the height of the proposal not exceeding the current roofline. Whilst the proposed materials may differ to the existing it is considered that they would sit comfortably with the host building and overall design of the proposed extension. Conditions would be used to ensure that the materials used are approved accordingly.

Additional overlooking has been considered. It is noted that the pitch of the existing roof could allow the conversion of the roof space without the need for permission and also the introduction of windows at first floor level within the northern roof slope. This would result in a similar outlook to the extension that is proposed, albeit a further distance away. The views would also be to the side elevation of the neighbouring property to the north and at an oblique angle. To the east there is already a window within the side elevation the windows proposed within the extension that would look to the east would be further away. Currently this aspect is also obscured by the existing hedge. Whilst it is acknowledged that this hedge may not always exist it is considered that the proposal would not cause an unacceptable amount of overlooking than that which exists to this aspect.

The applicant has taken notice of the objections submitted, altering the location of the proposed garage to alleviate the concerns raised in relation to number 4 Damy Green. Whilst it is accepted that there may be some overshadowing caused by the proposed building, it is considered, due to

the amended location that it would not be of such a scale that would have an unacceptable impact upon the amenities currently enjoyed by the neighbouring property.

The Highways Authority has considered the proposal to be acceptable with regard to highway safety and the provision of adequate parking.

10. Recommendation

Planning Permission be GRANTED for the following reason:

The proposed development will not have a detrimental impact on the character of the host building or area in general. The proposal will not have an unacceptable adverse impact on the amenities currently enjoyed by the occupants of the neighbouring residential properties. The proposal can accommodate the required amount of parking and will not result in a detrimental impact upon highway or pedestrian safety. The proposal therefore accords 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.

2. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

Plan reference 1908/S01 received on 31st May 2012, additional plans 1908/ garage received on the 11th July 2012 and revised plans 1908/L01A received on the 17th August 2012.

REASON: To ensure that the development is implemented as approved.

3. The development hereby permitted shall not be first brought into use until the access has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of Highway Safety

4. No development shall commence on site until details of the finish to external timber, including any paint or stain to be used on the door and window joinery have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first brought into use

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

5. Notwithstanding the details shown on the submitted plans and forms, no development shall commence on site until details of the external materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

Informatives :

1. Any alterations to the submitted and approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
2. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

3. The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

