

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	24.10.2012		
Application Number	W/12/01327/FUL		
Site Address	5 Worsted Close, Trowbridge, Wiltshire, BA14 7HP		
Proposal	Two storey side extension		
Applicant	Mr Neil James		
Town/Parish Council	Trowbridge		
Electoral Division	Trowbridge Park	Unitary Member:	Peter Fuller
Grid Ref	386131 157232		
Type of application	Full Plan		
Case Officer	Mr Philip Baker	01225 770344 Ext 01225 770286 philip.baker@wiltshire.gov.uk	

Reason for the application being considered by Committee

With officers minded to accept this application, Councillor Fuller has requested that this item be determined by Committee due to:

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

Other – Adverse impact on the amenity of the adjacent property to the East by reason of its scale and massing producing an overbearing impact of the height and mass of the proposed gable wall. This would conflict with policy C38 of the West Wiltshire District Plan 1st alteration 2004.

1. Purpose of Report

To consider the above application and to recommend that planning permission is granted.

Neighbourhood Responses

1 letter of representation was received.

Parish Council Response

Objection.

2. Report Summary

The main issues to consider are:

- Visual impact
- Impact on neighbours and immediate surroundings
- Highways

3. Site Description

The application site is 5, Worsted Close, Trowbridge, which is located to the south of the town centre in contemporary 90's development. The property is a semi-detached brick built dwelling house with concrete double roman tiles and a tarmac driveway.

To the north of the site lies the adjoining neighbour no. 4 Worsted Close and beyond that to the 1930s Longfield Estate.

To the east of the site is the front garden and hammerhead of Worsted Close and beyond that the River Biss and the West Ashton Road.

To the south of the site lies the adjoining neighbour no. 6 Worsted Close.

To the west of the site lies the rear garden and beyond that Holbrook.

4. Relevant Planning History

03/00568/FUL – 20/5/2003 – Permission - Conservatory

5. Proposal

The proposed development comprises of a block paved driveway of 6.3 metres by 2.3 metres and a two storey side extension. The two storey side extension is set back from the front building line by 0.5 metres and has a width of 2.1 metres and a length of 7.6 metres to the rear building line. The roof is lower than the main dwelling house roof and the materials used will consist of matching brick, double roman concrete tiles and white UPVC.

6. Planning Policy

Government Guidance

National Planning Policy Framework

West Wiltshire District Plan - 1st Alteration 2004

C31a - Design

C38 - Nuisance

SPG Design Guidance House Alterations and Extensions 2004

The Emerging Wiltshire Core Strategy

CP57 – Ensuring high quality design and place shaping

7. Consultations

Melksham Town Council

Objection received 2/8/2012

The proposed development results in the overdevelopment of the plot, including the removal of any suitable access to the rear garden, significant loss of neighbour amenity and windows overlooking neighbouring properties. The conversion of the front garden into parking would result in an out of character development, which is detrimental to the street scene.

Highways

Comments received 1/10/2012

The revised site plan illustrates car parking provision for two vehicles within the curtilage of the site, therefore, I would raise no objection to the proposed planning application, subject to a condition being attached to the planning permission.

Building Regulations

Comments received 21/8/2012

There are no minimum requirements for the width of the side passage.

8. Publicity

The application was advertised by site notices / neighbour notification.

Expiry date: 7th September 2012

Summary of points raised:

1 letter of representation was received raising the following points:

- Serious adverse impact on the adjacent property resulting in a severe blight being put on this property. (6 Worsted Close)
- Total over development of the site
- Totally out of character with the area
- This application is contrary to "C38" of the West Wilts Structure Plan (Written in error). Further comments received on 23/8/2012 state that the new gable end will be overbearing and produce an almost claustrophobic effect on my rear garden.
- Use of the front garden for parking is out of keeping with the Close
- Site plan shows property no. 4-3 with two buildings which could be interpreted as garages (This plan has now been superseded and replaced with 12.27.1 Rev A)

9. Planning Considerations

Visual Impact

The proposal is a sympathetic, modest and subservient extension, which would be of a scale and design appropriate to the host building. The extension is set back from the front building line and the roof of the extension is lower than the main dwelling house roof.

The character of the area can be described as a mix of semi-detached and detached properties of varying designs. The materials proposed will match the existing and respect the architecture of the immediate area thereby in accordance with policy C31a design.

Impact on neighbours and immediate surroundings

The window proposed at first floor level off the southern elevation of no.5 would be non-opening, obscure glazed and would light the landing area of the first floor, which is not a habitable room. The proximity of it to the ensuite window off the northern elevation of no.6, is less important in terms of loss of privacy, as they are both obscured glazed and in planning terms are not considered to be habitable rooms.

By virtue of the location, the extension would not cause detrimental overshadowing to no.6 Worsted Close and any loss of light from the first floor extension would be minimal and insufficient to justify a refusal on these grounds.

A distance of approximately 690mm will exist between the proposed extension and the boundary however; there is no legal requirement for an access to be provided alongside the building. Officers consider that the extension would not be sufficiently detrimental to warrant a refusal of this proposal to the residential amenity of no.6.

Highways

The application has been revised in light of the comments from the Highways Officer to ensure that car parking for two cars is possible on site. The existing driveway is tarmac and the parking space will be increased in size by using brick paviours.

Other issues

The site is not recorded to be at risk of flooding, and falls within flood zone 1.

Conclusion

The proposal is in accordance with both policies C31A and C38 and there are no grounds to justify refusal of the application.

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.

- 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 those used in the existing building.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C31A

- 3 Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason : In the interests of Highway safety

POLICY : West Wiltshire District Plan 1st Alteration 2004 – POLICY C31a

- 4 Notwithstanding the details submitted with the application, the windows on the south elevation extension hereby approved shall be fitted with obscure glazing. The obscure glazing shall be maintained for the lifetime of the development hereby approved.

REASON : To prevent overlooking of a neighbouring property.

POLICY : West Wiltshire District Plan 1st Alteration 2004 – Policy C38

- 5 The works on the two storey side extension shall not commence until the parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 6 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, or any order revoking and re-enacting that Order with or without modification, no windows or doors, other than those hereby approved, shall be added to the south elevation facing no. 6 Worsted Close.

REASON: In the interests of amenity and privacy.

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

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

12.27.1 Rev B received on 16th August 2012
12.27.2 received on 13th July 2012
12.27.3 Rev B received on 8th October 2012
12.27.4 received on 13th July 2012
12/01372/1 received on 28th September 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

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