

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	14.11.2012		
Application Number	W/12/01544/FUL		
Site Address	14 Newtown Trowbridge Wiltshire BA14 0BA		
Proposal	Additional first floor storage facility		
Applicant	Mr Paul Ranger		
Town/Parish Council	Trowbridge		
Electoral Division	Trowbridge Central	Unitary Member:	John Knight
Grid Ref	385192 157593		
Type of application	Full Plan		
Case Officer	Mr Steve Vellance	01225 770344 Ext 01225 770255 steven.vellance@wiltshire.gov.uk	

Reason for the application being considered by Committee

Members will recall that this application was brought before the Western Area Planning Committee on the 24 October 2012. It was resolved at this meeting that the application be deferred to the next following committee meeting on the 14 November 2012, to allow committee members to undertake a site visit on the day of this meeting at 3pm. The report set out below is the one considered by members at the 24th October meeting.

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

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

1. Purpose of Report

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

Neighbourhood Responses: None.

Trowbridge Town Council Response: No objections.

2. Report Summary

The main issues to consider are:

- * Impact on neighbouring amenity
- * Whether the current application has overcome the previous reason for refusal within the earlier application W/11/02174

3. Site Description

The building which is the subject of this application is a detached linear single storey red brick structure, with a flat roof and is sited directly opposite to the rear of 14 Newtown, Trowbridge. The building is used for the storage of white goods, whereby sales takes place from number 14. The immediate vicinity consists of mixed use, but is primarily residential.

4. Relevant Planning History

11/02174 Additional first floor storage facility Refused 10.01.2012

5. Proposal

The proposal is for the construction of a first floor extension over the existing building on a steel portal frame, with matching materials. The proposed increase in accommodation would be used for the storage of white goods. The original length and width of the building would remain unchanged; the proposed dimensions are:

24.5 metres (length) by 5.2 metres (width) by 6.4 metres (height)

The existing roof height is 2.8 metres, the proposal therefore represents an increase of 3.6 metres in height.

The first floor north west elevation would be set back by 0.3 metres as shown on plan reference 1108-11.

6. Planning Policy

C17 Conservation Area; C19 Changes within the Conservation Area; C31a Design; C38 Nuisance.

7. Consultations

Trowbridge Town Council - No objections.

Conservation Officer - No objections.

Highways Officer - No objections.

8. Publicity

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

Expiry date: 21.09.2012 - No responses received

9. Planning Considerations

The previous planning application W/11/02174 was refused for the following reason:

"The proposed two storey extension by reason of its length, size, height and location in close proximity to the boundary of number 4A Newtown, would result in a loss of light and appear overly dominant impacting adversely on the amenities enjoyed by the occupiers of 4A Newtown, contrary to policies C31A and C38 of the West Wiltshire District Plan 1st Alteration 2004".

The current scheme is very similar to that previously submitted with the differences being the ridge height of the building has been reduced by 0.6 metres and that the height of the side walls to eaves height have similarly been reduced by approximately 0.4 metres. The proposal would have a pitched roof height of 6.4 metres.

The issue of amenity in this instance is paramount and Policy C38 of the Council's adopted local development plan states that proposals will not be permitted which would detract from the amenities enjoyed by or cause nuisance to neighbouring properties and uses.

In this instance the neighbouring property at number 4A is separated by a distance of 0.6 metres at the boundary from the proposal, 4A is also the nearest and most likely to be affected by the proposed two storey extension, due to the increase in height of the building by 3.6 metres. Number 4A has a high level side bedroom window that would be blocked out by the proposal.

The proposed increase in height is significant because of the overbearing impact the extension would have on 4A. Furthermore, the north east orientation of the application site, in relation to number 4A is a further material consideration because of the subsequent level of over shadowing and loss of natural daylight that would affect 4A. These factors are considered to be significant so as to negatively impact on the amenity of this dwelling.

This level of harm can be visually highlighted by applying the rule of thumb guideline of applying 45 degree projection lines. In this instance this would relate to the first floor windows of the front and rear elevations of 4A, closest to the proposal. The amount of development forward of the projection lines, indicates the amount of development which would cause a nuisance.

For the reasons as discussed throughout, the current scheme has not overcome the previous reason for refusal, does not accord with policy and consequently is recommended for refusal.

Recommendation: Refusal

For the following reason(s):

- 1 The proposed two storey extension by reason of its length, size, height and location in close proximity to the boundary of number 4A Newtown, would result in a loss of light and appear overly dominant. It would have an adverse impact on the amenities enjoyed by the occupiers of 4A Newtown, contrary to policies C31A and C38 of the West Wiltshire District Plan 1st Alteration 2004.

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