

Wiltshire Council

Southern Area Planning Committee

24 January 2013

19 Southbourne Way, Porton.

Purpose of Report

1. To update Members of officers' findings following a visit to the above address to measure the completed development, with the ward member in attendance.

Background

2. Members will recall that at the meeting on 25th October, the Committee approved a retrospective planning application for the raising of the roof ridge of the dwelling by 750mm, the construction of three rear dormer windows and the insertion of a roof light in the front roof slope under reference S/2012/1112/FUL. In doing so, Members expressed concern that the built height of the completed development may exceed the approved 750mm and asked officers to visit the site and measure the height with the ward member in attendance.
3. The above followed an earlier approval granted by a Planning Inspector on appeal for, amongst other things, raising the roof by 600mm under reference S/2011/0527/FUL.

The planning permission and the approved plans

4. To interpret a planning permission it is necessary to make reference to the planning permission document itself and to any plans expressly incorporated into it.
 5. Planning permission reference S/2012/1112/FUL incorporates drawing no.11027/2/A which dimensions the overall height of the building from ground level to the ridge following the raising of the roof comprising the extension, at 5.8 metres.
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Officers' findings

6. Officers attended the site on 8th November 2012 and measured the overall height of the extended building from ground level to the ridge as follows:-

- 5.69 metres high using a laser measure;
- 5.7 metres high using a steel tape.

(At the visit, at the neighbours' request, officers also measured the height from the ground floor window head to the ridge as being 3.06 metres; the significance of this is explained below).

7. Measurement confirms that the increase in the overall height of the building from ground level is in fact 100mm less than the approved height. The only conclusion which can be reached therefore is that the development as built is materially in accordance with the approved plans and planning permission and there is no evidence of a breach of planning control in respect of the height of the extended building.
8. During the site visit, neighbours also expressed the view that the survey drawing which accompanied the application (drawing no.11027/4) did not accurately show the overall height of the original building, i.e. prior to the roof being raised. This, it was suggested, meant that the height of the building might have been raised over and above that approved.
9. The Council has to accept a survey drawing provided in support of a planning application in good faith and would not challenge its accuracy unless there were obvious deficiencies which are not apparent in this case. Moreover the further measurement taken in accordance with the neighbours' request, did not exceed that shown on the approved plan.

Recommendation

That Members note the content of the report.

Report Author:

Stephen Hawkins, Team Leader (Enforcement).

Date of report 22nd November 2012.