

# REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

|                     |  |                |                              |
|---------------------|--|----------------|------------------------------|
| Date of Meeting     | 24 April 2013  |                |                              |
| Application Number  | N/13/00040/S73A  |                |                              |
| Site Address        | 9 Saddleback Close, Calne, Wiltshire SN11              |                |                              |
| Proposal            | Erection of Car Port, Store & Sun Room (retrospective) |                |                              |
| Applicant           | Mr Simpson   |                |                              |
| Town/Parish Council | Calne Town Council                                     |                |                              |
| Electoral Division  | Calne Central  | Unitary Member | Cllr Howard Marshall         |
| Grid Ref            | 400284 170542  |                |                              |
| Type of application | Retrospective Application                              |                |                              |
| Case Officer        | Chris Marsh  | 01249 706657   | chris.marsh@wiltshire.gov.uk |

## Reason for the application being considered by Committee

The application has been called in to Committee by Cllr Marshall, in order to consider the scale, visual impact and design of the development and its relationship to other properties.

### 1. Purpose of Report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

Calne Town Council has objected to the application, on grounds of visual harm and loss of residential amenity. Three letters of objection have been received from neighbours of the site.

### 2. Main Issues

The main issues in considering the application are:

- Principle of development
- Impact on the character and appearance of the area and Conservation Area
- Impact on the privacy and amenity of existing neighbours and potential occupants
- Impact on highway safety

### 3. Site Description

Saddleback Close is a small cul-de-sac of modern townhouses situated on land adjacent to the River Marden, in southern Calne. The 13 properties are laid out in two terraces, with no.9 being the southernmost of the smaller North array of buildings, affording the dwelling and its neighbour, no.8, a 2.8m space to the side of each property. Each property has a small area of amenity/parking space to the front, facing a high retaining wall, and a steeply sloping garden to the rear, most of which are terraced and directly adjoin the river.

The properties are characterised by their uniform brick facings and leaded mansard roofs with modest box dormers, accommodating their second floor living space, with uPVC glazing throughout the development, including at no.9. The site lies within the Calne Conservation Area and subject to restrictions on permitted development rights from the original permission (below).

| <b>4. Relevant Planning History</b> |  |                  |
|-------------------------------------|--|------------------|
| <b>Application Number</b>           | <b>Proposal</b>  | <b>Decision</b>  |
| <b>N/94/01927/F</b>                 | <b>Erection of 13 no. Town Houses Together with Associated Garaging/Access and Landscaping</b> | <b>Permitted</b> |

## **5. Proposal**

Retrospective planning permission is sought for the erection of a single storey side and rear extension that occupies the majority of the space between the host dwelling and boundary of no.8. The easternmost component forms an open-ended carport over the original parking area that adjoins the turning head to the southeast of the property, with a small secure store to the rear. Access through the extension can then be obtained to the rear sun room element, currently in use as a home office, from which a pair of glazed doors lead on to the rear patio.

The extension is constructed from timber panels, which are finished in an orange/brown wood treatment, with matching timber-framed windows and doors in the North and West elevations. A flat mineral felt roof keeps the height to a consistent 2.4m throughout the extension's 10.7m length, with a leaded flashing along the eastern end of the carport. Subsequent to submission of the application, the applicant has offered to refinish the external faces of the development in a muted mid-grey finish if permission is granted.

## **6. Consultations**

Calne Parish Council - objects, on grounds of visual harm and loss of amenity

Highways - no objection, subject to conditions

Environment Agency - no objection, confirmed that access route to river no longer required at this location

## **7. Publicity**

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

Three letters of objection received.

Summary of key relevant points raised:

- Visual harm
- Loss of access to the rear of the properties for Environment Agency and emergency vehicles.

## **8. Planning Considerations**

### Principle of development

The principle of residential extension is well established and supported by planning policy. As the site is located within a Conservation Area, particular care is warranted with regard to design quality and respect for the character and appearance of the area.

### Impact on the character and appearance of the area and Conservation Area

The development is at its most visually apparent when viewed from the neighbouring property, onto whose side and rear areas of amenity space the extension directly fronts. Whilst the lengthy and plain elevation facing the neighbouring property at no.8 is imposing, it would not be appropriate to insert additional fenestration to break this up as this would be detrimental to residential amenity.

However, it is considered that the extension is sufficiently modest in scale as to not result in material harm to its setting, despite its substantial footprint. From the East in particular, the car port appears lightweight and does not alter the overall visual pattern of development. It is considered that the current finish is unacceptable in the context of the host dwelling and wider Conservation Area, however the alternative volunteered is a substantial improvement and will further reduce the visual impact of the development whilst offering some consistency with the colour of the surrounding leadwork. This finish can be secured by condition, as recommended.

#### Impact on the privacy and amenity of existing neighbours and potential occupants

Although directly adjoining the boundary with the neighbouring property, the extension's scale has been kept to a maximum of 2.4m, such that it is not considered that any sense of overbearing is caused. Due to its northern position relative to no.8 and open aspect to the rear, the development does not result in any significant loss of daylight or sunlight to the neighbouring property.

Furthermore, fenestration is orientated in such a way as to not result in any additional overlooking - being omitted entirely on the southern elevation - to either occupants or neighbours.

#### Impact on highway safety

As the scheme maintains the pre-existing level of parking provision to the side of the dwelling, and access thereto, the proposal will not result in harm to highway safety. The Highways Officer has recommended a condition to ensure the maintenance of this.

#### Conclusion

Having considered the application and taken into account the comments raised by neighbours and statutory consultees, it is apparent that through the effective use of conditions the scheme can be brought up to an acceptable standard that will conserve the visual quality of the development's setting without detriment to either residential amenity or highway safety.

### **10. Recommendation**

Planning Permission be GRANTED for the following reason:

The proposed development, by virtue of its siting, scale, massing, design and revised appearance, will not harm the character or appearance of the host dwelling or its setting in a Conservation Area and will not in any case result in the loss of residential amenity. The proposal therefore accords with Policies C3, HE1 and H8 of the adopted North Wiltshire Local Plan 2011 and Sections 7 and 12 of the National Planning Policy Framework.

Subject to the following conditions:

- 1 The building operations hereby permitted shall be demolished to ground level and all equipment and materials brought onto the land for the purposes of such materials resulting from the demolition shall be removed within one month of the date of failure to meet any one of the requirements set out in (i) to (iii) below:
  - (i) Within three months of the date of this decision, the external surfaces of the development are refinished in accordance with Condition 2 below, to the satisfaction of the Local Planning Authority.
  - (ii) An appeal is made in pursuance of (i) above, that appeal has been finally determined and the revised details have been approved by the Secretary of State.
  - (iii) The approved refinish has been carried out and completed in accordance with the approved timetable.

REASON: To ensure a satisfactory standard of development in the interests of visual and or

amenities.

- 2 Within three months of the date of this permission, the external timber surfaces of the car port, store and sun room hereby permitted shall be finished in 'The Posh Shed Company' finish 'Gregorian' grey.

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

- 3 No external alteration (including doors) shall be made to the car port hereby approved without formal approval of the Local Planning Authority.

REASON: In the interests of highway safety, ensuring that the car port remains open and available for car parking.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted into the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

1006 B - Proposed Carport/Shed at 9 Saddleback Close Calne Wiltshire

Received 8 January 2013

REASON: For the avoidance of doubt and in the interests of proper planning.

