

## **REPORT TO THE EASTERN AREA PLANNING COMMITTEE**

<b>Date of Meeting</b>	25 April 2013
<b>Application Number</b>	E/2013/0092/FUL
<b>Site Address</b>	The Little House, 24 The Fairway, Devizes, Wiltshire, SN10 5DX
<b>Proposal</b>	Demolish existing garage and sheds. Erection of part two/part single storey extension to side, and single storey extension to the rear.
<b>Applicant</b>	Mr Keith Hudson
<b>Town/Parish Council</b>	DEVIZES
<b>Grid Ref</b>	400295 160209
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Jane Sanger

### **Reason for the application being considered by Committee**

The application has been brought to committee at the request of the division member, Cllr. Jeffrey Ody.

### **1. Purpose of Report**

To consider the recommendation that the application be approved subject to conditions.

### **2. Report Summary**

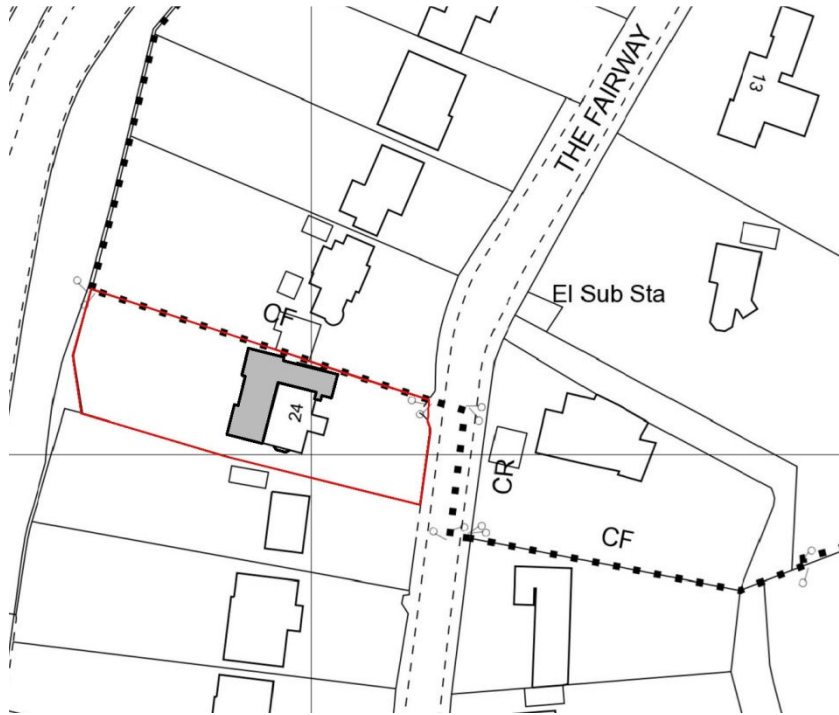
The main issues to consider are whether the proposals are satisfactory in terms of their impacts upon the character and appearance of the area and neighbour amenity.

### **3. Site Description**

The Fairway is a private unadopted cul-de-sac off the Potterne Road in Devizes. When travelling out of Devizes Market Place follow the signs for 'A360 Salisbury' and head straight across two mini roundabouts (junctions with Southbroom Road and Wick Lane respectively). The Fairway is on the left hand side, just before the A360 dives into a cutting on the edge of Devizes.

The application property is a detached chalet style bungalow, built in brick with a tiled roof. The front of the property is almost symmetrical with a central two storey gable projection and flat roof dormer in the roof slope either side (see existing elevations below). There is a detached single garage to the north of the property, attached to the dwelling via a section of garden wall.

The property is set back from The Fairway behind a boundary of trees and vegetation. The sizeable residential plot backs onto the A360 which is at a lower level than the site itself and hidden from view behind tall trees.



Site Location Plan (proposed extensions highlighted in grey)

#### 4. Planning History

There is no relevant planning history.

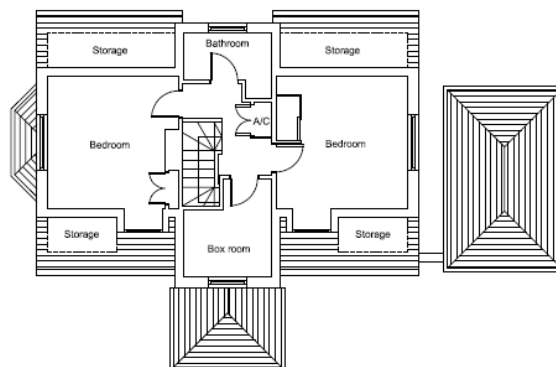
#### 5. The Proposal

The proposal is to demolish the existing detached single garage and to construct a sizeable extension wrapping around the side and rear of the property. The extensions would accommodate a new ground floor one bedroom residential annexe to the side, together with additional ground floor accommodation for the main dwelling at the rear, a new first floor en-suite and an enlarged first floor bathroom. There would be a new dormer window in the rear roof slope to serve an existing first floor bedroom.

The plans also show alterations to the existing porch to move the door from the side to the front, but these alterations do not require planning permission.



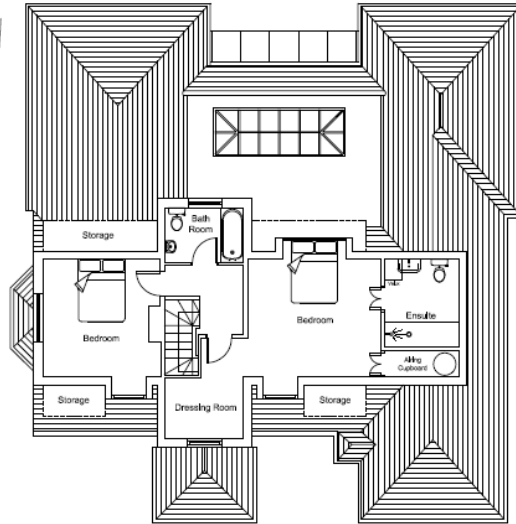
Existing Ground Floor Plan



Existing First Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



Existing Front (East) Elevation



Existing Side (North) Elevation



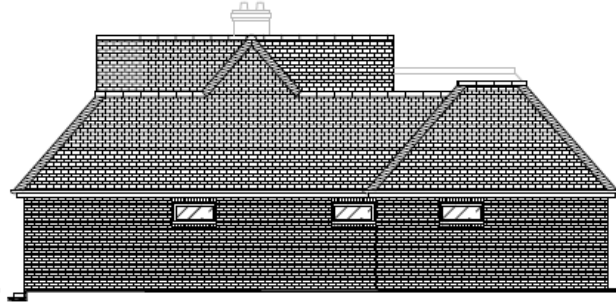
Existing Rear (West) Elevation



Existing Side (South) Elevation



Proposed Front (East) Elevation



Proposed Side (North) Elevation



Proposed Rear (West) Elevation



Proposed Side (South) Elevation

## 6. Planning Policy

Policy PD1 of the Kennet Local Plan 2011 is relevant to the consideration of this application.

Government policy contained in the National Planning Policy Framework (NPPF) 2012 is also a material consideration.

## 7. Consultations

Devizes Town Council – no objection.

Roundway Parish Council – no objection.

## 8. Publicity

One representation of objection has been received from the neighbour at 26 The Fairway to the south of the application site. The following concerns are raised:

- The mass and scale of the proposals would result in overdevelopment of the site, wholly out of character and not acceptable within the context of the site;
- Building upwards and not outwards would lessen the impact of the proposals;
- The rear extension would project beyond the building line of neighbouring properties, resulting in an obtrusive and harmful impact on the rear garden aspect;
- The drawings only show one door directly accessing the rear garden and due to its location on the south elevation and proximity to the objector's property, this would result in loss of privacy;
- Access to the rear garden can be easily achieved from the west (rear) elevation, therefore there should be no windows/doors off the southern elevation to safeguard the objector's privacy and prevent any noise disturbance;
- Increasing the height of the fencing on the southern boundary of the site would alleviate the noise disturbance from the use of the personnel door aforementioned;
- It is suggested that the proposals are revised, decreasing the projection of the rear extension by half, more in keeping with other properties, less dominant/obtrusive and more acceptable.

## **9. Planning Considerations**

The key planning issues to consider are the impacts upon the character and appearance of the area and neighbour amenity. Policy PD1 of the Kennet Local Plan requires that all development proposals should demonstrate a high standard of design which has regard to its townscape context and impact upon residential amenity.

### 9.1 Impact on the character and appearance of the area

The proposals would not be out of character with the area as The Fairway features a variety of architectural styles and a number of properties have already been significantly extended. The main public views of the proposed extensions would be from The Fairway itself (although it should be noted that this is a private unadopted road). From this angle, glimpsed through the trees and vegetation, the extensions would appear relatively modest - basically a side extension to replace the existing detached single garage, with a similar roof form to the host dwelling and no increase in overall height. The extensions to the rear would be more extensive in scale and footprint but these would not be visible from public vantage points, therefore they would have little or no impact upon the wider area.

### 9.2 Impact on neighbour amenity

Whilst the proposed extensions would be large in comparison to the host property, it is not considered that their scale or bulk would be harmful to either neighbour. The extensions would lie immediately to the north of the objector's property (26 The Fairway) and therefore they would not affect the levels of sunlight reaching her property or garden. The rear extensions would be set 3.5m off the boundary and this distance would be sufficient to ensure that the extensions are not overbearing for the neighbour; helped by the fact that the extensions are single storey with the roof pitching away from the boundary. The impact on the objector would also be mitigated by the fact that her property is set away from the boundary with an intervening shed (in the objector's garden) to provide some screening / visual buffering. An existing timber fence with vegetation on it would provide additional screening along the boundary and prevent loss of privacy for the neighbour.

Officers have discussed with the applicant whether he would be prepared to revise the scheme to address the neighbour's concerns, but the applicant has declined to make any amendments and he has requested that the application be determined as submitted. It is not considered that a refusal of planning permission on neighbour amenity grounds could be substantiated on appeal.

## **RECOMMENDATION**

That planning permission should be GRANTED for the following reason and subject to the attached list of planning conditions:

The Council is required to give a summary of the reasons for this decision and its conditions, and a summary of the development plan policies and proposals relevant to the decision and its conditions. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies and proposals in the Kennet Local Plan 2011 namely: policy PD1.

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the environmental, social and economic conditions of the area.



- 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 provision of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

- 2 The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall match in material, colour and texture those used in the existing dwelling.

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

- 3 The extension hereby permitted off the northern elevation of the existing dwelling shall not be occupied at any time other than for the purposes ancillary to the residential use of the main dwelling, known as The Little House, 24 The Fairway, Devizes and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: Application Form, Design & Access Statement, Drawings Nos. 12.24TF.P.01, 12.24TF.P.02, 12.24TF.P.03, 12.24TF.P.04, 12.24TF.P.05, all received on 08.01.2013. Drawing No. 12.24TF.P.SITE.01A, received on 29.01.2013.

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

