

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	23.06.2010		
Application Number	W/10/00745/FUL		
Site Address	70 Victoria Road Warminster Wiltshire BA12 8HG		
Proposal	Demolition of existing dwelling at 70 Victoria Road and replacing with two semi-detached dwellings and double garage with associated works.		
Applicant	Persimmon Homes Wessex		
Town/Parish Council	Warminster		
Electoral Division	Warminster West	Unitary Member:	Pip Ridout
Grid Ref	385980 144918		
Type of application	Full Plan		
Case Officer	Mrs Rosie MacGregor	01225 770344 Ext 5597 rosie.macgregor@wiltshire.gov.uk	

Reason for application being considered by Committee

This item is brought to Committee at the request of Councillor Ridout because of the visual impact upon the surrounding area, relationship to adjoining properties and contrary to Policy H12.

1. Purpose of Report

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

2. Main Issues

The main issues to consider are:

- * Design, layout and scale of dwellings
- * Streetscene
- * Neighbouring amenity and relationship with adjoining dwellings
- * Highway safety

3. Site Description

The site is located within a residential area on the western outskirts of Warminster on the north west side of Victoria Road at the entrance to the new housing development on which a total of 197 new dwellings are currently under construction.

The site, which is a corner plot, is currently occupied by a large single detached dwelling on two storeys. There are two large trees on the boundary with the adjoining house. It forms part of the overall H12 housing allocation.

4. Relevant Planning History

04/02156/OUT – Outline application for residential development of 197 dwellings – Approved
11.04.2007

5. Proposal

This is a full planning application for the demolition of the existing dwelling and its replacement with a pair of three bedroomed two storey houses facing onto Victoria Road.

Pedestrian access to each of the two dwellings would be from Victoria Road and vehicular access would be from the new access road leading into the new residential development.

A double garage with two parking spaces is shown to the rear providing two parking spaces for each dwelling. Each property would have its own garden although the garden to the dwelling on Plot 1 is shown as significantly larger than the garden to Plot 2.

A Design and Access statement has been submitted together with a Reptile Survey, a Bat Survey and a Landscape Appraisal.

The architectural style of the two dwellings is similar to those currently under construction on the neighbouring land. A mix of reconstructed stone and brick is proposed for external walls with concrete roof tiles.

The application has been revised as part of the planning process and minor changes made to the appearance of the dwellings and access.

6. Planning Policy

Wiltshire Structure Plan 2016
DP3 Development Strategy
DP7 Housing in towns and main settlements

West Wiltshire District Plan – 1st Alteration 2004
C4 Landscape setting
C7 Protected species
C15 Archaeological Assessment
C31a Design
C32 Landscaping
C40 Tree Planting
H1 Further housing development within towns
H2 Affordable Housing
H12 Victoria Road, Warminster
H24 New Housing Design

PPS1 Delivering Sustainable Development
PPS3 Housing

Supplementary Planning document WWDC – Residential Design Guide

7. Consultations

Warminster Town Council

Object.

Suggested special conditions / reasons for refusal based on local knowledge.
Propose refusal as it does not conform to H12.

On commenting further stated that members felt saddened by this application and felt this stone property was a feature of the West End of Warminster.

Highways

No highway objection is raised subject to conditions being attached to any planning permission granted. (See recommendation)

Wessex Water

No objection in principle.

Wiltshire Wildlife Trust

Bat roost records found for this site.

Tree and Landscape Officer

There are no Tree or landscape reasons to refuse this application, however due to the proximity of T2a Beech and T3 Ash, which have been identified on the tree survey schedule (SF/14/April/2008), conditions re protection of trees should be applied. (See recommendation)

Warminster Civic Trust

Objects most strongly to the destruction of this property and its replacement with a semi-detached dwelling on the grounds:

It is contrary to policy H12 which allowed for 192 dwellings on the site. This Edwardian farmhouse forms part of the historic character that typifies this part of Warminster. The case for social housing has already taken the number of dwellings for this site to 197. This is being rushed through with little time for public response. This is an attractive, stone-built house that is important to the original streetscape of Victoria Road. Its demolition would be a tragedy and great loss. If it is dilapidated it is because the current owners have made it so.

8. Publicity

The application was advertised by site notice/neighbour notification.

Expiry date: 17.06.2010

Two letters of objection has been received.

Summary of points raised:

It forms part of H12 and following extensive consultation and a Public Inquiry it was not shown as being demolished.

If the proposals had included the demolition it would have constituted further grounds for objection to H12 that may have resulted in refusal of the whole H12 plan.

It is a listed building and its appearance is in keeping with the other properties of individual character on Victoria Road.

Harmful visual impact on the area.

9. Planning Considerations

9.1 Although this dwelling was originally shown as being retained on the overall plans for the new residential development at Victoria Road there is no reason why in policy terms that it could not be demolished and replaced with a pair of new dwellings in the form proposed.

9.2 The proposals will increase the dwelling numbers on the overall new housing development by one additional dwelling.

9.3 It is likely that if the demolition of this one dwelling had been proposed as part of the development of the H12 land that it would not have made any difference to the Inspector's decision or changed planning policy. No mention is made in the Inspector's report of the existing dwelling at the site. The proposals represent one additional dwelling in the context of an overall development of 197 houses.

9.4 Furthermore, had the H12 development been completed and occupied prior to the submission of the current application this would have been considered on its individual merits not in the context of the overall housing development.

9.5 The design of the two dwellings respects the previously approved house types proposed on the adjoining site and reflects the style of dwellings in the surrounding area, including the detailing of traditional cottages closer to the town centre. These two new dwellings are of traditional appearance and will respect the adjoining developments both in design and spatial form. The layout and design complement the approved layout of the remainder of the scheme which is of high quality and consistent with local plan policy.

9.6 Although this is a corner plot the proposed dwellings have been designed with the pedestrian access facing onto Victoria Road and the vehicular access to the side from the road leading into the new housing development. The housing frontages face Victoria Road and although a side elevation faces the new estate road it is set back with a bay window at ground floor which adds interest to this elevation.

9.7 The existing dwelling may originally have been a farmhouse, or even a pair of farm workers dwellings, associated with the adjoining land now forming the development, but it is not of any significant historic or architectural interest. It is not listed nor is it within a conservation area. It is acknowledged that it is a well proportioned and imposing building that has the appearance of a late Victorian or early Edwardian stone built house. However, it has been altered from its original form including the removal of the original windows and replacement with Upvc double glazing.

9.8 Furthermore, the existing building does not sit well in this location as its design is not well related either to the existing ribbon development in this area or to the new dwellings at H12. The proposals would not harm the appearance of the streetscene.

9.9 The proposed pair of dwellings at the entrance to the new housing development would be consistent with the overall design of the new houses elsewhere within the overall site. The new dwellings would result in a cohesive overall design of the development as a whole incorporating these additional houses with those previously approved.

9.10 There is no requirement to vary the existing legal agreement which covers affordable housing, education contribution, public open space and public art. It is not considered necessary or reasonable to seek a variation to the existing legal agreement based on the marginal increase in the H12 development by one dwelling.

9.11 There would be no harm to neighbouring amenity as there is an existing dwelling on the site. Although the proposals would result in the built form being slightly closer to the neighbouring property, there are numerous trees on the boundary of the site between the two dwellings. Furthermore, the only window proposed on the gable elevation is at ground floor level. There would be no loss of privacy from overlooking. The new dwelling, to the east of the existing, would not have an overbearing impact on its existing neighbour or result in loss of sunlight.

9.12 The mature trees on the boundary between the site and the existing neighbour are in the ownership of the neighbouring property their canopy extends over the application site. The Council's Tree and Landscape Officer has visited the site and has no objection subject to conditions which are attached at the end of this report. The position of the trees is such that the pair of houses do not share equally sized gardens but it is not unusual in new or existing housing developments for there to be a variety of different sized gardens and this will suit the needs of different prospective purchasers.

9.13 The Highway Officer has no objection, subject to conditions, and these views are supported. The new vehicular access would be from the new estate road sufficiently far from the new mini-roundabout to prevent any harm to highway safety.

9.14 Roosting bats have been found in the area, which given the number of trees adjoining the site, is not surprising. An informative about bats is considered appropriate in the circumstances.

9.15 The proposal is consistent with planning policy for the area and there is no reason why permission should not be granted.

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.

Subject to the following condition(s):

- 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 No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a.

- 3 The development hereby permitted shall not be first occupied until the driveway has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 4 No part of the development hereby permitted shall be occupied until the access and 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.

- 5 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

- 6 The development shall be carried out as specified in the approved LTC Vegetation Survey dated August 2003 and revised July 2006 and April 2008 and be supervised by the author of the tree survey section of this document, which includes schedule SF2/14/April 200 and Landscape Appraisal dwg 20181.03.

REASON: To prevent trees on site from being damaged during construction works.

POLICY: West Wiltshire District Plan – 1st Alteration 2004 – Policy C32.

- 7 A pre-commencement site meeting shall be held and attended by the developer's arboricultural consultant, the designated site foreman and a representative from the Local Authority to discuss details of the proposed work and working procedures prior to any demolition, site clearance and any development. Subsequently and until the completion of all site works, site visits should be carried out on monthly basis by the developer's arboricultural consultant. A report detailing the results of site supervision and any necessary remedial works undertaken or required shall be submitted to and approved in writing by the Local Planning Authority. Any approved remedial works shall subsequently be carried out under strict supervision by the arboricultural consultant following that approval.

REASON: In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged during the construction or demolition works and to ensure that as far as possible the work is carried out in accordance with current best practice.

POLICY: West Wiltshire District Plan – 1st Alteration 2004 – Policy C32.

- 8 No development shall commence on site until all the existing buildings on site have been permanently demolished and all of the demolition materials and debris resulting there from has been removed from the site.

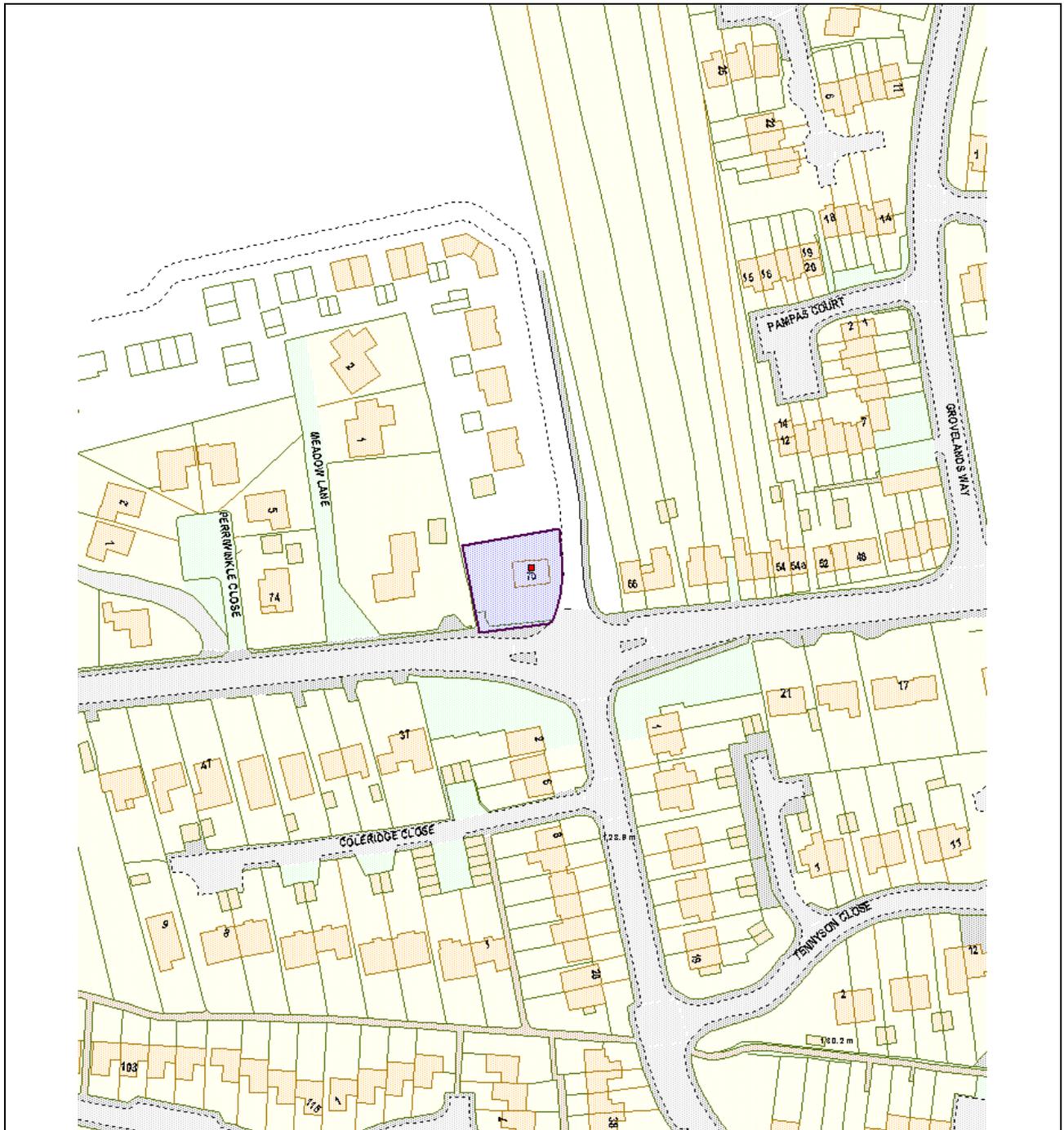
REASON: In the interests of the character and appearance of the area [and neighbouring amenities].

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a and C38

Informative(s):

- 1 The applicant should note that under the terms of the Wildlife and Countryside Act 1981 and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds or roosting bats. You should note that the work hereby granted consent does not override the statutory protection afforded to these species and you are advised to seek expert advice if you suspect that the demolition would disturb any protected species. For further advice, please contact the district ecologist at Wiltshire Council.

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



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RELEVANT APPLICATION PLANS

Drawing : 18734 PL-01 received on 11.03.2010
Drawing : 18734 PL-03 A received on 13.05.2010
Drawing : P350/150 received on 11.03.2010
Drawing : 18734 HT-02 A received on 13.05.2010
Drawing : 18734 HT-01.1 received on 11.03.2010
Drawing : 18734 HT-01.2 B received on 01.06.2010
Drawing : 18734 PL-04 A received on 01.06.2010
Drawing : 18734 EW-01 received on 11.03.2010
Drawing : 20169.04 received on 11.03.2010