

## REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	10 July 2013		
Application Number	N.12.03816.FUL		
Site Address	Land Adjacent to 57C Kington St Michael, Chippenham, Wiltshire, SN14 6JE		
Proposal	Detached House and Detached Double Garage		
Applicant	Mr John Bigwood		
Town/Parish Council	Kington St Michael		
Electoral Division	Kington	Unitary Member	Howard Greenman
Grid Ref	390282 177473		
Type of application	FULL		
Case Officer	Vicky Hodgson	01225 713932	Victoria.hodgson@wiltshire.gov.uk

### Reason for the application being considered by Committee

This application has been submitted to the Committee for decision at the request of Councillor Howard Greenman.

### 1. Purpose of report

To consider the above application and to recommend that planning permission be **REFUSED**.

### 2. Report summary

The main issue in the consideration of this application are as follows:

- Impact upon visual amenity and character of the conservation area and the residential character of the locality

The application has generated 2 letters of objection from the public.

### 3. Site Description

The application site is a small plot of open green space comprising 0.067ha located to the rear of the main road through the village of Kington St Michael. The site is within the defined Framework Boundary and Conservation Area for the village.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
N.10.04558.FUL	Erection of single storey dwelling	Withdrawn
N.10.03378.FUL	Erection of single storey dwelling	Withdrawn
N.03.02231.OUT	Erection of single storey dwelling	Permitted

## **5. Proposal**

Erection of Single Storey Dwelling with Accommodation in the Roof Space.

## **6. Planning Policy**

The site falls within the framework boundary and Conservation Area for Kington St Michael. Policies H3 and HE1 of the North Wiltshire Local Plan 2011 apply.

## **7. Consultations**

Highways Officers raised no objections to the proposals subject to a condition.

New Housing Team identified a requirement for affordable housing provision to be met by off-site financial contributions. has advised that an affordable housing contribution of £26,000 is to be sought in respect of a new dwelling on this site. This would both be sought through a S106 legal Agreement.

Conservation Officer - raises an objection to the proposal because they consider that the impact of the ridge height, dominant roof slopes, together with the overlarge areas of glazing results in an unacceptable proposal which would have significant harm on the conservation area. A dwelling of a more sympathetic scale and design would be more acceptable for this location.

## **8. Publicity**

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

2 letters of objection were received.

Summary of key relevant points raised:

- The proposed new development would be very visible from the highway and would affect the setting of the traditional cottages along the high street.
- The height of the new dwelling should not exceed the height of the neighbouring bungalows and the building line of the garage should not go beyond that of the garage of 57A.
- The design is unsympathetic constructed of modern materials which will have a direct impact on the character and setting of the conservation area.
- The proposal is inconsistent with national and local planning policies (both the existing North Wiltshire Plan and those proposed in the Core Strategy) which aims to protect, conserve and enhance the historic environment.
- The new development will not preserve or enhance the conservation area.
- The development will result in the further loss of open spaces that are important features of the conservation area.
- The private access is inadequate for additional traffic movements.

- Emergency vehicles and delivery vehicles already experience difficulties manoeuvring therefore concerns are raised with regard to future accessibility especially with regard to emergency vehicles.

## 9. Planning Considerations

### Principle of Development

The application site is a small plot of open green space comprising 0.067ha located to the rear of the main road through the village of Kington St Michael. The land appears to be currently used as informal play space but has previously been used as allotments and has featured a number of small shed structures in the past. An outline planning permission with all matters reserved was granted in 2003 for a new single storey dwelling (with accommodation in the roofspace) on this plot. This application preceded changes to the planning system in respect of the information required to support outline planning applications and consequently included no details such as footprint, siting and appearance. As such the application established that the proposal was acceptable in principle subject to approval of the detailed design. That application has since lapsed without any reserved matters application being submitted. Two full planning applications were submitted in 2010 proposing very similar schemes as is now before the committee. The first application was withdrawn after it was identified to the applicant that the design of the scheme was considered inappropriate in the Conservation Area. The second 2010 application was to be determined at the Northern Area Planning Committee, but was withdrawn prior to determination. The officer's report recommended refusal because the proposed scale and design of the dwelling would not preserve and / or enhance the character and amenity of the conservation area or the residential character of the locality and as a result of its scale in relation to plot size would not provide adequate usable private amenity space and would therefore not secure an acceptable level of private amenity space. This matter is addressed further below.

The site falls within the defined framework boundary and Conservation Area of Kington St Michael. Policies H3 and HE1 of the North Wiltshire Local Plan apply. Both policies allow for new development in principle subject to certain considerations. Policy H3 gives priority to the reuse of previously developed land, however it does not preclude new residential development on land even where it is not considered to be previously developed land. It is not considered that the proposal would be contrary to policy H3.

### Impact on the Conservation Area

Policy HE1 requires that new development within Conservation Areas preserves and enhances the character of the area. It is considered that the proposed scheme would not meet this requirement.

Kington St Michael has a long main street that is lined with mostly historic buildings, many of which are listed. The land adjacent to 57C is set back from the main road behind older cottages that front the street. There are some modern houses around this area of land where the new dwelling is proposed. The design and materials of the new houses is typical of the late C20 but not of the vernacular architecture in the village. The development site is visible from the main street and any new dwelling on the site would also be seen from the public highway and footpath.

The original scheme submitted has been revised to include a reduction in the height of the ridge line of the dwelling (by 1 metre) as well as a reduction in the height of the detached garage. The chimney stack has been omitted and a roof light added to the north west elevation.

The proposed dwelling appears to be far wider in footprint than the historic houses in close proximity to the site. The roof pitches shown on the proposed drawing are very dominant and the approach to the design style of the building is somewhat uninspired and not in keeping with its surroundings or sympathetic to the Conservation Area. As with the previously unsuccessful applications the proposed site plan shows the dwelling filling its plot providing little in terms of

private external amenity space. The development in terms of footprint is therefore considered to bear little relationship with other properties in the Conservation Area.

Although the actual design of the proposed dwelling has altered since the previous applications (to include the removal of the link between the dwelling and garage resulting in the detached garage now proposed) the overall footprint of the building has not significantly changed. The issues of size and massing as well as how the dwelling related to the plot size were contentious issues with regard to the previous application and which have not been addressed in the current proposal. The applicant was made aware of this by the case officer in a letter dated 3rd April 2013. In their responding letter dated 30th April 2013 the agent explains that the layout of the proposed dwelling and size of its footprint has not changed because 'this is the layout which the applicant has requested'. This aspect of the proposal has not been addressed and therefore remains a contentious issue with regard to the current proposal.

The Conservation Officer has raised objections to the proposal because they consider that the the impact of the ridge height, dominant roof slopes, together with the overlarge areas of glazing results in an unacceptable proposal which would have significant harm on the conservation area.

On this basis it is considered that the proposed dwelling would be inappropriate in scale, design and materials for the location and would not enhance or preserve the Conservation Area. This would be contrary to policies C3 and HE1.

### Other Considerations

Given the scale and form of development, the size of the development plot and the scale and form of neighbouring properties and the character of properties in the wider locality it is considered that the proposed dwelling fails to respect or relate well to the residential character of the locality contrary to policy C3. Given the relative orientation of the proposed dwelling and neighbouring properties and the relationship between windows to habitable rooms and areas where there is a reasonable expectation of privacy it is not considered that there would be any significant loss of residential amenity. However given the limited amount of private amenity space proposed and the scale of the dwelling in relation to the plot size it is not considered that the proposed dwelling would secure an acceptable level of residential amenity for future occupants.

Highways officers have raised no objections to the proposal and therefore the access arrangements are considered acceptable for the level of development proposed.

Under the terms of policy H5 a requirement for affordable housing to meet local needs has been identified, given the scale and nature of development proposed a financial contribution of £26,000 toward provision in the locality was identified as appropriate.

A section 106 agreement would therefore be required. In the absence of any such completed agreement the scheme is objectionable.

## **10. Conclusion**

The proposed scheme is very similar to those submitted in 2010 and which were unsuccessful and still fails to address the issues raised at that time. As a result the current scheme is considered unacceptable and has resulted in an unfavourable recommendation. The applicant has been made fully aware of these issues during the processing of the current application and also during the previous applications. However, unfortunately they appear unwilling to address these issues raised and negotiate an improved scheme.

It is therefore considered that the proposed scale and design of the dwelling would not preserve and / or enhance the character and amenity of the conservation area of the residential character of

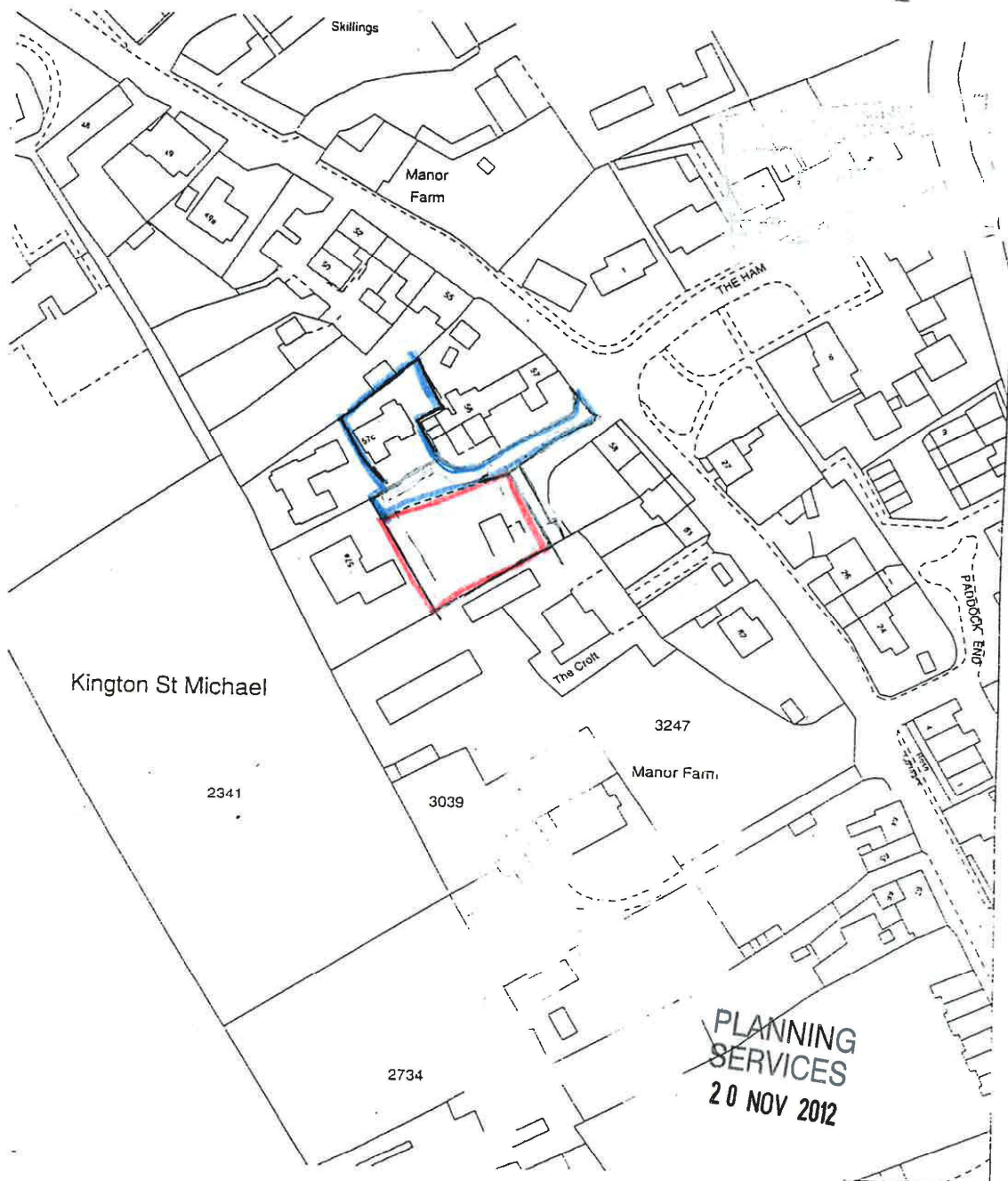
the locality. The proposed dwelling by virtue of its scale in relation to plot size would not provide adequate usable private amenity space and would therefore not secure an acceptable level of private amenity space. The proposal is therefore contrary to policies C3 and HE1 of the North Wiltshire Local Plan 2011.

## **11. Recommendation**

Planning Permission be REFUSED for the following reason:

1. The proposed scale and design of the dwelling would not preserve and / or enhance the character and amenity of the conservation area of the residential character of the locality. The proposed dwelling by virtue of its scale in relation to plot size would not provide adequate usable private amenity space and would therefore not secure an acceptable level of private amenity space. The proposal is therefore contrary to policies C3 and HE1 of the North Wiltshire Local Plan 2011.
2. The proposed development does not make any provision for securing a contribution to affordable housing or public open space. No information has been submitted to justify why policies C2, H6 and CF3 of the Local Plan have not been complied with. In the absence of an agreement to secure such contributions or information justifying why such contributions should not be sought, the application fails to comply with policies C2, H6 and CF3 of the North Wiltshire Local Plan 2011.

12/03816



LAND ADJACENT TO 57c, KINGTON ST. MICHAEL

MR + MRS J. BIGWOOD

SCALE 1:1250.