

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

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| Date of Meeting | 14.08.2013 | | |
| Application Number | W/13/00644/FUL | | |
| Site Address | Saracens House, Corton, Warminster, Wiltshire | | |
| Proposal | Demolition of existing outbuilding and erection of car port and stores with office accommodation over | | |
| Applicant | Mr Robin Thomas | | |
| Town/Parish Council | Boyton | | |
| Electoral Division | Warminster Copheap And Wylve | Unitary Member: | Christopher Newbury |
| Grid Ref | 393639 140722 | | |
| Type of application | Full Plan | | |
| Case Officer | Mr Steve Vellance | 01225 770344 Ext 01225 770255 steven.vellance@wiltshire.gov.uk | |

Reason for the application being considered by Committee

Councillor Christopher Newbury has requested that this item be determined by Committee due to:

- * Design – bulk, height, general appearance
- * Relationship to adjoining properties

1. Purpose of Report

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

Neighbourhood Responses:

Three emails of objection received, commenting as follows:

- Saracens House bound by a restrictive covenant to not incur any loss of light to the neighbouring property known as East View Cottage.
- Concern that the proposal would overshadow a part of neighbours land.
- Increase in height of buildings at this location within this garden area.
- Site is within AoNB
- Demolition would involve loss of party walls - Neighbour not consulted.
- Unnecessarily large proposal.
- Precedents where large garages become habitable dwellings.
- Building still too large, following drop in ridge height.

Boyton Parish Council:

No Responses received.

The Parish Council were consulted twice, initially on the original application on the 17.04.2013 and on 28.05.2013 following the submission of revised plans.

2. Report Summary

The main issues to consider are:

- Replacement building
- Impact on neighbouring amenity
- Impact on AoNB/Conservation Area

3. Site Description

The site is known as Saracens House, Corton, it is a detached residential property set within its own grounds and is accessed off the lane to the south. The house sits within the North West corner of its grounds and fronts the street.

The existing single storey office structure currently in place, has a lean to and a store attached to it. It is proposed to be demolished to accommodate the proposal.

4. Relevant Planning History

13/00645/CAC Demolition of existing outbuilding and erection of car port and stores with office accommodation over Pending. (To be determined on the outcome of this current application).

5. Proposal

The proposal is for the demolition of the existing office building and for the construction of a new timber building, which would serve as a car port, with storage facilities, with office accommodation sited above. A non connected, existing garage block to the north of the site would also be removed.

The proposed replacement building would consist of an oak clad building, which would have plain clay roof tiles, its proposed dimensions would be:

11.5 metres (length) by 6.2 metres (width) and a maximum pitched roof height of 4.9 metres.

The original scheme had a pitched roof height of 5.24 metres, which was subsequently reduced to the current 4.9 metres.

6. Planning Policy

West Wiltshire Local Development Plan, as adopted 2004

C2 AoNB

C17 Conservation Area

C31a Design

C38 Nuisance

7. Consultations

Boyton Parish council

No responses received.

Parish Council were consulted twice, initially on the original application on the 17.04.2013 and on 28.05.2013 following the submission of revised plans.

Highways Officer

No objections.

Request that a planning condition be applied in the event that permission is to be granted.

Cranborne Chase AoNB

No objections and refer the Council to any comments the Conservation Officer may make.

Conservation Officer

No objections, commenting that the proposal would not detrimentally impact on the Conservation Area.

8. Publicity

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

Expiry date: 27.05.2013

Summary of points raised:

Refer to Section 01 of this report.

9. Planning Considerations

This is a planning application for the demolition of the existing single storey office building which is located within the rear garden of Saracens Cottage. A garage building to the north of the site would also be demolished and such demolition works are the subject of a separate Conservation Area Consent application, which is pending depending on the outcome of this current application.

The replacement building would consist of a traditionally styled oak clad wooden garage building that would include an open car port area, provision for domestic storage and basic domestic office accommodation within the roof space. This office use would rely on four small sized roof lights for light.

The principle of office accommodation at this site location is established and accepted, as the existing office building serving this purpose would be demolished. The replacement office would incorporate car parking and storage; the Highways Officer has raised no objections, subject to the imposition of a highway related planning condition.

The replacement building would be sited to the rear of the garden, away from the street aspect and accessed via the site's private driveway. This distance of approximately 34 metres would be enough to ensure that the garage would be sufficiently distanced from the public realm, so as to not impact on the Conservation area. Importantly the Council's Conservation Officer has raised no objections.

The open nature of the surrounding AoNB would not be harmed as the proposal would be sited within an established residential area; the Cranborne Chase AoNB has been consulted on this application and has raised no objections, deferring to Conservation Officer comments, if any.

A number of neighbour concerns have been raised during the consultation stage of this application. Any restrictive covenants that may be in place are private civil issues and are not planning related, and therefore cannot be taken into consideration during the processing of this application. The same is true of issues relating to the demolition of an existing garage to the north of the site, which relates to party wall issues.

The overall maximum height of the building has been reduced from 5.24 metres to 4.9 metres, whereby following a consultation process, the neighbour still considers that they would incur a loss of light. The garage would be sited alongside, the rear aspect of the neighbouring properties garden, with the roofs highest part (the ridge) being approximately 7 metres away from the neighbouring boundary. It is considered that this boundary distance and orientation of the replacement building are such that there would be no significant overshadowing of this neighbours land.

Concern has also been raised about the possibility of creating a planning precedent, if this application were to be approved. Whilst such concerns are understood, within planning terms every planning application has to be examined and judged on its own individual planning merits, because every planning site is different; therefore any such concerns of creating planning precedents are not warranted.

The proposal complies with policy and is recommended for approval with conditions as attached. Specific conditions in this instance would relate to highway issues and a non severance planning condition for the building.

Recommendation: Permission

For the following reason(s):

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 West Wiltshire District Plan 1st Alteration 2004 namely Saved Policies C2, C17, C31A and C38.

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to ensure that there would be no significant harm to the character and appearance of the dwelling and no harm to neighbouring amenity.

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 The materials to be utilised within this development shall accord with the schedule of materials as described within the planning application form, dated 11 April 2013.

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

POLICY: West Wiltshire District Plan – 1st Alteration 2004 – Policy C31A

- 3 The development hereby permitted shall not be first brought into use until the first five metres of the access, measured from the edge of the carriageway, 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 The garage shall remain as permanent ancillary accommodation to the principal dwelling of Saracens House, Corton and shall be occupied by the same household, it shall not be subdivided, let or sold as separate accommodation.

REASON: Because this permission is granted having regard to the particular circumstances advanced in support of the development, by the applicant.

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan/s:

Drawing number THOM20-01A received on 29 May 2013

Drawing number THOM20-02 received on 11 April 2013

REASON: To ensure that the development is carried out in accordance with the approved plans that have been judged to be acceptable by the local planning authority.

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