

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	21 st August 2013		
Application Number	N/13/01636/FUL		
Site Address	Stonewell House The Street Burton Wiltshire SN14 7LU		
Proposal	Two Storey Extension		
Applicant	Mr and Mrs Leat		
Town/Parish Council	Nettleton Parish Council		
Electoral Division	Bybrook	Unitary Member	Cllr Jane Scott
Grid Ref	381533 179532		
Type of application	Householder		
Case Officer	Lisa Davis	01249 706 522	Lisa.davis@wiltshire.gov.uk

Reason for the application being considered by Committee

The application has been called into Committee at the request of Councillor Scott to discuss the scale of development.

1. Purpose of Report

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

Nettleton Parish Council have raised objection on the grounds of over development of the site

The application has attracted objections from 2 households

2. Main Issues

- Principle of development Policies C3, H8 and NE4 of the adopted North Wiltshire Local Plan 2011
- Impact on the character and appearance of the area
- Impact upon privacy and amenity of existing neighbours and potential occupants
- Highway safety/ parking provision

3. Site Description

Stonewell House is a modern, three bed roomed, detached property situated within the Cotswolds Area of Outstanding Natural Beauty, adjacent to the main road through the village of Burton. The property is constructed of natural stone with tiled roof and white UPVC windows and doors. A double garage is situated to the rear boundary and there is parking forward of it. The front garden is bordered by a stone wall that extends around to the rear amenity space to the west, where there is a patio and gravelled area. A fence forms the boundary with the neighbour located to the south where the width of the site widens as it reaches the rear amenity space. The application property is set away from this boundary and is substantially smaller than this neighbouring dwelling. To the rear (west) of the property is a row of small terraced cottages some of which have been extended over time. The rear windows of the application property already overlook this aspect at ground and first floor level.

4. Relevant Planning History		
Application Number	Proposal	Decision
N/13/00580/FUL	Two storey extension	Withdrawn
N/06/03121/FUL	Erection of detached dwelling and car port	PER
N/06/00904/FUL	Erection of detached dwelling	PER

5. Proposal

Permission is sought for the erection of a small two storey extension to the rear which would be constructed of matching materials. The application is a revision to a previous application the difference being a reduction in ridge height and the stepping in of the first floor element. The proposal would provide additional room to extend the third bedroom space. No alterations are proposed to the existing parking arrangements or double garage.

6. Consultations

Neston Parish Council raised objection to the plans for the following reason:

“The Parish Council object to the grant of permission on grounds that the proposal represents overdevelopment of this very restricted site”

The County Archaeologist raised no objection

7. Publicity

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

2 households have objected

Summary of key relevant points raised;

- Overdevelopment of the site

8. Planning Considerations

Principle of development

The proposal is for a residential extension within the Cotswolds Area of Outstanding Natural Beauty and as such has been considered in relation to Policies C3 (Development Control Policy), H8 (Residential Extensions) and NE4 (Areas of Outstanding Natural Beauty) of the adopted North Wiltshire Local Plan 2011. Both policies allow for household extensions provided that the proposal meets the criteria set out.

Impact on the character and appearance of the area

The proposed extension would be constructed of materials to match that of the host building and the design is in keeping with it. The site is located in an area of the village which has already been subject to modern development, as opposed to open countryside. The proposal would appear in harmony with and subservient to the host building and would not have a detrimental impact on the character and appearance of the area in general.

Impact upon privacy and amenity of existing neighbours and potential occupants

The ridge height of the proposed extension is substantially lower than that of the existing dwelling. The first floor element of the proposed extension has also been stepped in relation to the existing side elevation. The property is located to the north of the closest neighbour where there will be minimal impact on the light available to this property. There are already windows within the rear elevation of the property that face west toward the row of terraced cottages. Whilst the proposed addition would extend closer to this aspect it is considered that there would not be unacceptable harm to the amenities of the occupants of these properties.

Affect on Highway safety/ parking

The proposal does not trigger the need for additional parking space to be provided and the existing parking arrangement will not be altered.

9. Conclusion

The proposal due to its limited scale is considered to be proportionate to the host building and overall size of the plot. The proposal due to its design, use of materials, and location would not have an unacceptable impact on the amenities currently enjoyed by the occupants of the neighbouring residential properties or the character and appearance of the area in general.

10. Recommendation

Planning permission be GRANTED.

The proposal by means of its location, design, limited scale and use of materials sits comfortably with the host dwelling and area in general, conserving the natural beauty of the Cotswolds Area of Outstanding Natural Beauty in which it is located. The proposal will not have an unacceptable detrimental impact on the amenities currently enjoyed by the occupants of the neighbouring residential properties. The proposal is therefore considered to accord with the aims of policies C3, H8 and NE4 of the North Wiltshire Local Plan 2011.

Subject to the following conditions:

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

Site location plan 1:1250 received on the 7th June 2013

Drawing number D.DL.13/02/01A received on the 7th June 2013

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

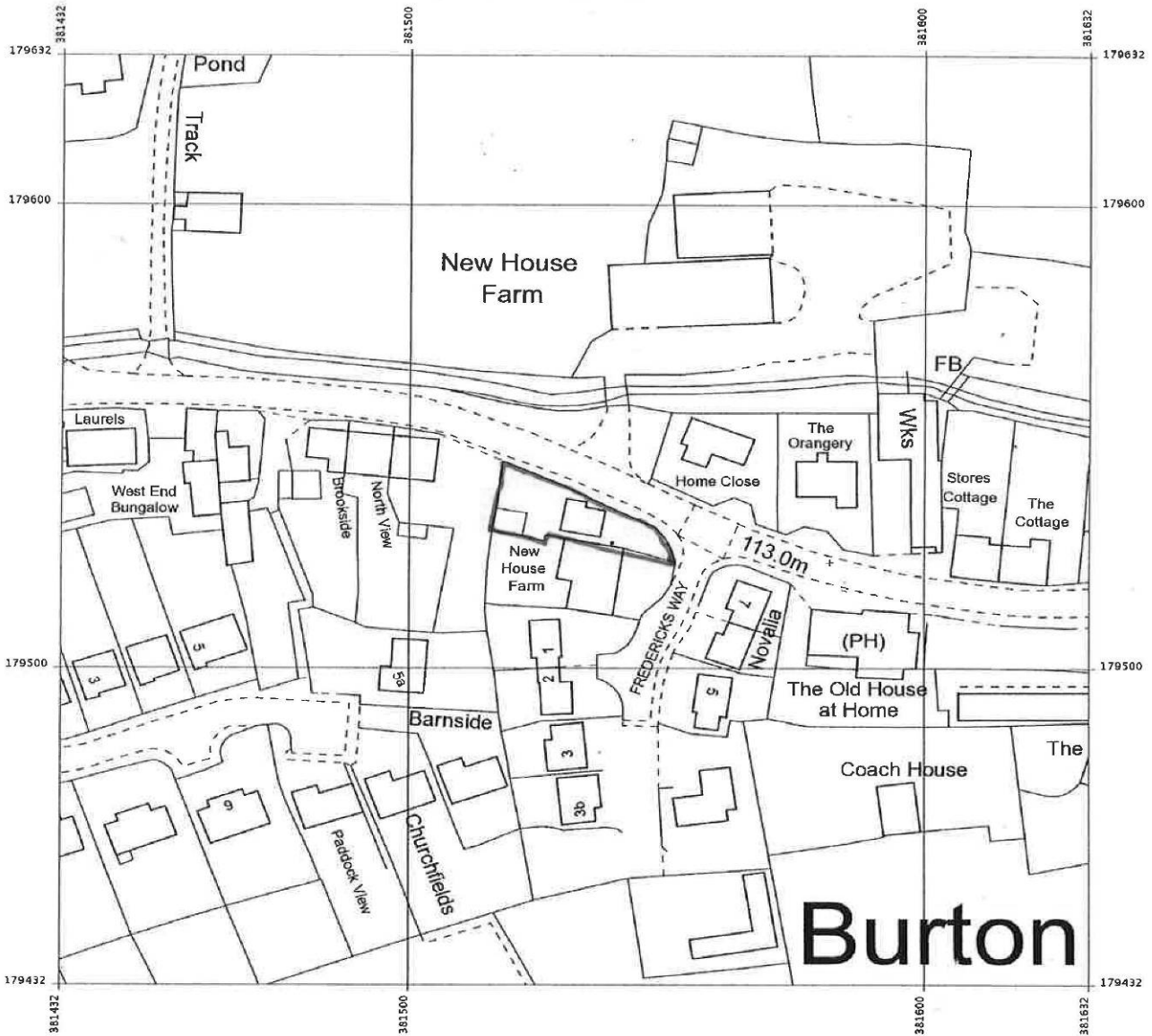
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

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

4. The natural stonework to be used externally on the proposed development shall match that of the existing building in terms of type, colour, size, dressing and bedding of stone, coursing, type of pointing and mortar mix, unless otherwise agreed in writing by the Local Planning Authority prior to works commencing.

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

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STONEWELL HOUSE
THE STREET
CHIPPENHAM
SN14 7LU

Supplied by: **Stanfords**
Reference: OI535000
Centre coordinates: 381532 179532

**PLANNING
SERVICES**
07 JUN 2013