

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	04.09.2013		
Application Number	W/13/00451/FUL		
Site Address	Garage Blocks South Of 8 To 10 Epping Close Warminster Wiltshire		
Proposal	Demolition of existing garages and erection of 2 no. semi detached houses and associated works		
Applicant	Selwood Housing		
Town/Parish Council	Warminster		
Electoral Division	Warminster West	Unitary Member:	Pip Ridout
Grid Ref	387254 145683		
Type of application	Full Plan		
Case Officer	Jemma Boustead	01225 770344 Ext 01225 770211 Jemma.Boustead@wiltshire.gov.uk	

REASON FOR THE APPLICATION BEING CONSIDERED BY THE PLANNING COMMITTEE

Councillor Pip Ridout has requested that the application be called to the Planning Committee for the following reasons:

- Relationship to adjoining properties
- Environmental/Highway impact

1. Purpose of Report

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

2. Report Summary

The main issues to consider are:

- principle
- design issues and impact upon the immediate area
- impact on amenity
- sewage issues
- highway and access considerations

3. Site Description

Epping Close is a residential area .

4. Relevant Planning History

No planning history

5. Proposal

The proposal is to demolish two redundant garage blocks and to build one pair of semi detached properties each with three bedrooms.

6. Planning Policy

West Wiltshire District Plan 1st Alteration 2004

C31a Design

C32 Landscaping

C38 Nuisance

H1 Further Housing Development within Towns

Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy

National Planning Policy Framework (NPPF)

7. Consultations

WARMINSTER TOWN COUNCIL

The members refused the application on the grounds of sewage and flood water problems in the area and the narrow access and that the garages should be demolished but houses should not be built in their place.

BUILDING CONTROL

No Objections to the proposal

WILTSHIRE COUNCIL HIGHWAYS

The garages to be demolished are currently disused, therefore the development will not result in a displacement of vehicles. The site is served adequately with car parking and turning, therefore there will be no adverse effect on the highway. On the basis of the above, no highway objection is raised.

WILTSHIRE COUNCIL DRAINAGE TEAM

I raise no objections to the proposal in principle as the proposed drainage intends to use the existing sewer network provided by Wessex Water subject to obtaining the relevant permission which may be subject to approval of provision of attenuated flows. If Wessex Water do not approve then Wiltshire Council will require a drainage scheme designed to BRE 365 guidelines

WESSEX WATER

No Objections to the proposed scheme

8. Publicity

The application was advertised by site notice and neighbour notification. Expiry date: 15th May 2013

1 letter of objection from the public was received with the following concerns:

- Parking is already a problem here in Epping Close - where will cars park and will the turning head remain
- How will the builders gain access to the site and where will their supplies be stored
- Will there be night/weekend security on site to prevent unwanted visitors and children playing on the construction
- When will the workmen be allowed to start using heavy machinery and when will they finish
- How long will out utilities be cut off and how much warning will be given
- How long will it take to build
- If damage is caused to private properties who will be responsible
- Will the value of my home lower
- There are existing problems with sewage - will the pipes be upgraded and will existing residents have to contribute to the cost
- Will the existing footpaths be blocked during construction
- There will be construction works all around me

9. Planning Considerations

9.1 PRINCIPLE

The site is located within the settlement boundary of Warminster where the principle of development is considered to be appropriate and therefore is considered to comply with Policy H1. Further issues such as design, access and impact upon both neighbouring properties and the wider area considered further in the report.

9.2 DESIGN ISSUES & IMPACT UPON THE WIDER AREA

The area is characterised by two storey dwellings, two storey blocks of flats and bungalows. The location of the dwellings is considered to be appropriate as it would mirror the two storey blocks of flats adjacent to the site

The demolition of the existing redundant garage blocks would enhance the character and appearance of the area as they appear tired and in need of renovation.

The proposed dwellings see plain buff brickwork at ground floor and red brickwork at first floor under a brown concrete tile roof which would mirror buildings in the immediate vicinity and is therefore considered to be appropriate.

The proposal is therefore considered to comply with Policy C31a.

9.3 IMPACT UPON AMENITY

It is considered that the proposal would not cause unacceptable overshadowing to properties within the immediate area.

It is considered that the proposal would not have an impact on neighbouring amenity in terms of overlooking as there are no windows proposed on the side elevations, the existing dwellings are also 11 metres from the front elevation which is considered to be appropriate and there are no immediate neighbours directly to the rear.

The proposal is therefore considered to comply with Policy C38.

A condition detailing working hours (08:00hrs - 18:00hrs) can be attached to any approval to ensure that neighbouring dwelling are not affected during anti social hours.

9.4 ACCESS AND HIGHWAYS

The Design and Access Statement states that the site is approximately ½ mile from the Town Centre and the nearest bus stop is approximately a 4 minute walk, local shops are also located approximately 6 minute walk from the site. Existing footpaths around the site would not be affected by this proposal.

Two parking spaces are proposed for each property and therefore is considered to comply with the requirements in the Wiltshire Parking Strategy.

It is acknowledged that there are existing problems in the area regarding parking, but the garages that are to be removed are not currently in use and sufficient parking is being provided for the existing dwellings. This application is not able to solve existing problems. It is important to note that the existing turning area adjacent to the existing garages will remain.

9.5 SEWAGE ISSUES

The engineers at Wessex Water have looked at the proposed foul drainage system and have confirmed no objections to the scheme.

9.6 OTHER

Many of the concerns raised by the objector do not relate to planning and therefore cannot be taken into consideration when determining this application. These issues include security, access and storage issues, utility issues, length of time it will take to build, damage to private property, value of existing dwellings and views from existing properties.

9.7 CONCLUSION

The proposal complies with the relevant policies of the Local Plan and is therefore recommended for Approval.

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 H1, C18, C31a and C38 and the Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy

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

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 development hereby permitted shall be carried out in accordance with drawing numbers:

120901: 101, 110737 L(0): 01, 04 received on 13th March 2013

110737 L(0): 03A, 05, 06 received on 3rd April 2013

110737 L(0) 02A received on 25th April 2013

120901: 201 received on 16th August 2013

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

- 3 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 having regard to Saved Policy C31a of the West Wiltshire District Plan 1st Alteration 2004.

- 4 No part of the development hereby permitted shall be occupied until the access, turning area and parking spaces have been completed in accordance with drawing number 110737 L(0)01 received by the Local Planning Authority on 13th March 2013. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety having regard to advice in the National Planning Policy Framework and the Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy

- 5 Demolition or construction works shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:30 hours to 13:00 hours on Saturdays nor at any time on Sundays or Bank Holidays.

REASON: In the interest of neighbouring amenity have regard to Saved Policy C31a of the West Wiltshire District Plan 1st Alteration 2004.

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