

## REPORT TO THE WEST AREA PLANNING COMMITTEE

Date of Meeting	16 October 2013		
Application Number	13/01823/FUL		
Site Address	The Lodge, 6 Westwood Road, Trowbridge, Wiltshire, BA14 9BR		
Proposal	Ground floor sun room extension to replace existing conservatory. Removal of existing roof over main house. New rooms in the roof construction and turret.		
Applicant	Mr and Mrs D Torchia		
Town/Parish Council	TROWBRIDGE		
Electoral Division	Trowbridge Lambrok	Unitary Member	Cllr Helen Osborn
Grid Ref	383916 158469		
Type of application	Full Planning		
Case Officer	Kate Sullivan		

### Reason for the application being considered by Committee

The application has been brought to committee at the request of Councillor Helen Osborn to consider the environmental impact and the impact on the greenbelt.

#### 1. Purpose of Report

To consider the recommendation that the application be refused planning permission.

#### 2. Report Summary

The key issues for consideration are:

- The impact on the Green Belt;
- The impact on the neighbouring amenity; and.

#### 3. Site Description

The application site is a dwelling located within the Green Belt on the edge of the town of Trowbridge. The dwelling is located on an elevated site with views across to Bradford on Avon. The property, formally the coach house and stables formed part of Trowle Manor.

The host dwelling is a single storey dwelling with a bedroom and bathroom located in the roof along with an octagonal sky light in the centre of the property.

Within the grounds are a number of historic outbuildings and a one and modern large double garage with accommodation within the roof along with a dormer window.

The property is currently constructed of a mix of natural and reconstituted stone, with reconstituted stone tiles and u-PVC windows.

The dwelling is served by a driveway from Westwood Road and has large gardens to the rear and side of the property.

#### **4. Planning History**

87/00025/FUL Entrance and drive, permission 10.02.1987

87/01345/FUL Extension to coach house and stables, permission, 29.09.1987

87/00630/FUL Detached garage and workshop, permission 16.05.1989

02/00243/FUL Conservatory, permission, 02.04.2002

#### **5. The Proposal**

The application proposes the following alterations:

- Construction of a ground floor sun room to replace an existing conservatory;
- Removal of existing roof and construction of first floor above;
- Construction of a turret; and
- The erection of a balcony above the new sun room.

#### **6. Planning Policy**

West Wiltshire District Plan 1<sup>st</sup> Alteration 2004 - C31a Design; C38 Nuisance

National Planning Policy Framework, 2012 – Section 9 Green Belts

#### **7. Consultations**

**Trowbridge Town Council** – no objections

#### **8. Publicity**

The application has been publicised by way of a site notice which was displayed on the 2<sup>nd</sup> August 2013 and neighbour notification letters. One letter of representation has been received from a neighbour raising the following points:

- The property is currently a single storey dwelling with one bedroom and bathroom at roof level
- Questions the proposed rooflight and the potential overlooking
- Ideally would prefer the second storey is not included as it is would be visible from the back garden
- Appreciate the design has restricted windows that may cause direct overlooking.
- Object to the northerly rear balcony as this will afford views over the rear garden.

#### **9. Planning Considerations**

##### **9.1 Impact on the Green Belt**

The National Planning Policy Framework makes it clear that inappropriate development is, by definition, harmful to the greenbelt and should not be approved except in very special circumstances. Extensions to domestic properties are allowed and are considered appropriate as long as *'it does not result in disproportionate additions over and above the size of the original dwelling'*.

In this case, the property has already been the subject of extensions on both the ground floor and first floor that have virtually doubled the size of the original property. The addition of the first floor extensions now proposed would result in a much larger building again and by any definition must be considered to be disproportionate to the original dwelling. The proposal is therefore in conflict with national planning policy expressed in the NPPF.

The removal of the conservatory which would be replaced with the garden room would be considered acceptable on the grounds that it is to replace an existing structure with one which is not materially larger.

Overall, the additions to the dwelling since the permissions in 1987 lead to a disproportionate extension and therefore do not meet the test set out in the NPPF.

The second test to be considered is the affect of the development on the openness of the Green Belt. In this instance, by increasing significantly the accommodation at first floor level the openness is affected. The alterations to the first floor of the dwelling increase the overall bulk to the dwelling. From the side elevations, the roof height would be substantially increased.

### **9.2 Impact on the neighbouring amenity**

The neighbour has raised concerns regarding the potential of overlooking with the alterations proposed to this dwelling. It is noted that the design of the extensions has been sensitive to the properties relationship with the neighbouring property.

The additional roof light to be inserted in the front elevation and to which the neighbouring property has raised concern would serve a bathroom and is not therefore considered to cause an undue issue with overlooking the adjacent property.

The balcony above the reconstructed sun room has also raised concern with the potential for overlooking the neighbouring properties rear garden. It is acknowledged that this element would afford direct views into the rear garden of the neighbouring property. However, both the host dwelling and the neighbouring property have sufficient space to allow for planting to mitigate any overlooking. Alternatively, the balcony element could be conditioned to include an obscure glazed screen to be inserted along the side elevation where it adjoins the boundary with number 4 Westwood which would direct the view to the rear of the host dwellings rear garden and protect the privacy of the rear garden of the neighbouring dwelling.

Given the location of the dwelling of the proposed materials it is not considered that the proposal would further harm the neighbouring amenity.

### **10. Conclusion**

Given the previous substantial extensions that have taken place at this property, it is considered that the current proposed alterations to the dwelling would result in a disproportionate extension which along with the additional bulk would not be acceptable within the Green Belt. Consequently, refusal is recommended.

### **RECOMMENDATION**

#### **Refusal, for the following reasons:**

- 1) The proposed extensions, particularly those to the first floor, represent a disproportionate addition when compared to the size of the original building. Having regard to Section 9 Paragraphs 87 and 89 of the National Planning Policy Framework the proposal results in inappropriate development within the Green Belt which is by definition harmful and in conflict with national planning policy.