

## REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	8 <sup>th</sup> January 2014		
Application Number	13/01551/FUL		
Site Address	Beaters Retreat, Watergates, Colerne, Chippenham, Wilts, SN14 8DR.		
Proposal	Detached domestic garage		
Applicant	Mr P Jobbins		
Town/Parish Council	Colerne		
Electoral Division	Box and Colerne	Unitary Member	Cllr Sheila Parker
Grid Ref	382292 171060		
Type of application	FUL & LBC		
Case Officer	Mrs Emma Pickard	01249 706637	emma.pickard@wiltshire.gov.uk

### Reason for the application being considered by Committee

The application is being presented to committee at the request of Councillor Sheila Parker to consider the visual impact upon the surrounding area and the design, bulk, height and general appearance of the proposal.

### 1. Purpose of Report

To consider the above applications and to recommend that planning permission is REFUSED.

### 2. Main Issues

The main issues in considering the application are:

- The size, scale and siting of the proposed building and impact on the openness of the Green Belt, the natural beauty of the Area of Outstanding Natural Beauty and the character and appearance of the Conservation Area.

### 3. Site Description

Beaters retreat lies just off Watergates on the south-east edge of Colerne. The dwelling is in an elevated position overlooking the Box valley. The dwelling lies within the Green Belt, Area of Outstanding Natural Beauty and Conservation Area.

Prior to the construction of the dwelling, the site contained various structures and the foundations of a bungalow which was granted permission in 1961. The permission for the bungalow was deemed to have been implemented and there followed applications for a larger dwelling on the site. The first application (in 2007) was refused and the subsequent appeal dismissed because the dwelling would have had a greater impact on the landscape than the extant permission.

In 2009, an application for a smaller dwelling was approved with reliance on the 'very special circumstances' of the case as the site was outside of the settlement framework boundary of Colerne. The dwelling itself, now constructed, sits part way down the site and is accessed at first floor level via a walkway from a large parking/turning area. Permission was required for the substantial engineering works to create the parking/turning area which involved the erection of a retaining wall and construction of a hardcore surface. The parking area that was constructed, however, differed from that which was permitted and extends significantly further to into the site. Retrospective permission has not been sought for the additional works.

In 2001, a certificate of lawful use was granted on the site for 'continued use of land for the stationing of residential caravan.' The certificate is still in place and the caravan remains on the site (directly to the north east of the dwelling) although is currently in a poor state of repair.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
01/00866/CLE	Continued Use of Land for the Stationing of Residential Caravan	Permission
07/01725/FUL	Proposed New Single Detached Two Storey Dwelling to Replace Existing Caravan and Bungalow Foundations	Refused
09/00687/FUL	Erection of a Dwelling (Revision Application to 1961 Permission 2995A)	Permission
12/00837/FUL	Detached domestic garage	Refused

## **5. Proposal**

This application proposes a detached outbuilding to the northern upper part of the site, providing two garages and a garden store. The footprint of the building will be approximately 53 square metres (measuring 8.4m x 6.3m). The building will step down the hill with the store constructed approximately 1m higher than the garage entrance and will have a mono-pitch sloping roof to a maximum height of 2.5m – 3-5m.

The outbuilding would be constructed using plinth walls and horizontal timber cladding and the roof will be proprietary lead appearance single ply membrane cladding to match the dwelling.

## **6. Consultations**

Parish Council – 'The application removes an eyesore and makes a vast improvement to the environment and it also takes cars off the road.'

Highways – 'I note the highway comments on the previous application and agree that manoeuvring into the garage could be a little awkward, but it is achievable. However, it is on site and not detrimental to highway users. Therefore, I do not wish to raise a highway objection.'

## **7. Publicity**

4 letters of support have been received and are summarised as;

- The garages are discretely shaded from view of local properties;
- Materials to be used are reasonable;
- Applicant requires secure storage;
- Proposal is considerate to the location;
- The site was previously occupied by various dilapidated sheds which have now been demolished; and
- Garage will conclude the incremental restoration of the site.

## **8. Planning Considerations**

Historically, the scale of building on this site has been carefully controlled to minimise the impact on the openness of the Green Belt and the special landscape character of the area. The outbuildings previously on this site were removed some time ago and have already been considered as part of the justification for the erection of the dwelling. The existing dwelling has

been designed to sit into the contours of the site and the impact of the building is limited. The footprint of this building is approximately 12.5m x 7.3m.

The unauthorised changes to the parking/turning area are significant and facilitate access to the proposed garage which would not have been possible had the works been completed as permitted. The applicants were invited to regularise the extension of the parking and turning area but declined to do so.

Green Belt policy NE1 provides for the limited extension of existing dwellings only. The National Planning Policy Framework details that development in the Green Belt that is *not* inappropriate as; 'extension of a building provided that it does not result in disproportionate additions over and above the size of the original building'.

Having regard to Green Belt policy and the size and scale of the proposed building in relation to the dwelling which has previously been justified on the site, it is considered that the proposal would not comply with this criterion and would therefore, be harmful to the openness of the green belt and natural beauty of the area.

It was suggested to the applicants that consideration be given to removing the certificate of lawfulness on the site and therefore the existing caravan, to order to justify the addition of an appropriately designed outbuilding. Whilst there is no mechanism for revoking a CLUED it would be possible to have a s106 requiring the caravan to be removed before development commences.

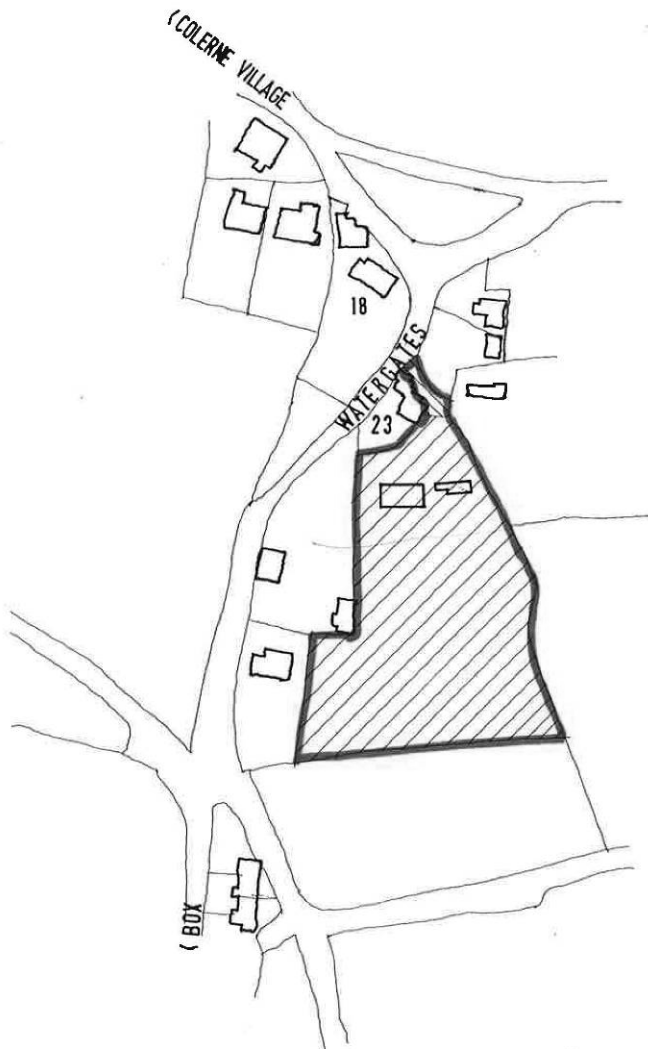
## **9. Conclusion**

In consideration of the historic use and planning history on this site, the proposed outbuilding would be disproportionately large and would be contrary to policy.

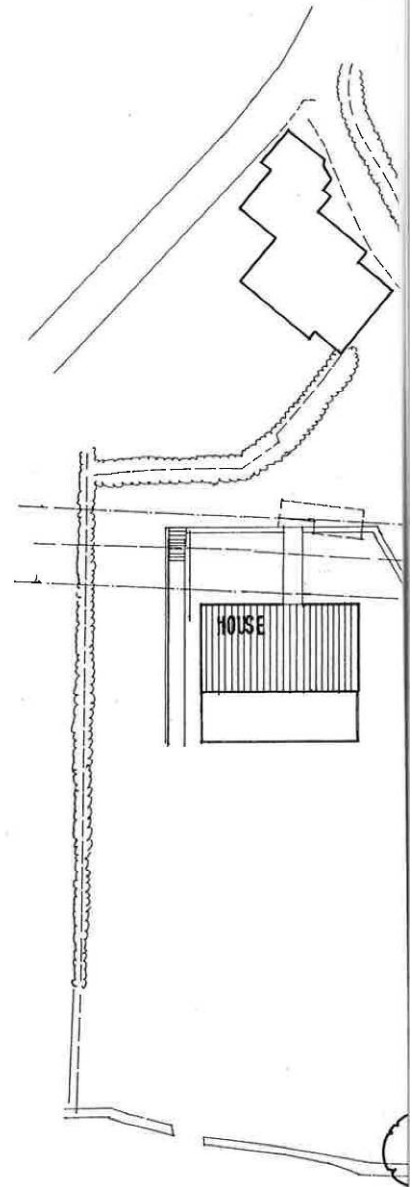
## **10. Recommendation**

**The application for planning permission is REFUSED for the following reason:**

Due to the size, scale and location of the proposed outbuilding it would be a disproportionate addition to the existing dwelling which would be harmful to the openness of the green belt and would not conserve the natural beauty of the landscape. The proposed development would be contrary to policies C3, H8, NE1 and NE4 of the North Wiltshire Local Plan 2011 and section 9 of the National Planning Policy Framework 2012.



SITE PLAN 1/1250



EXISTING BLOCK PLAN

MR + MRS  
 BEATER'S RETREAT, WATERBURY  
 site + block plan