

**REPORT TO THE NORTHERN AREA HUB
PLANNING COMMITTEE**

Report No.

Date of Meeting	29/01/14
Application Number	13/02911/FUL
Site Address	6 A Park Place Ashton Keynes Swindon SN6 6NT
Proposal	Demolition of Existing Bungalow & Erect 2 Dwellings
Applicant	Mr James Duncan Rees
Town/Parish Council	ASHTON KEYNES
Grid Ref	404678 193914
Type of application	Full Planning
Case Officer	Richard Sewell

Reason for the application being considered by Committee

The application is being presented to Committee at the request of Councillor Chuck Berry to consider the visual impact on the Conservation Area and amenity of neighbouring properties.

1. Purpose of Report

To consider the above application and to recommend that authority be delegated to the Area Development Manager to grant planning permission subject to the signing of a section 106 agreement and conditions

2. Report Summary

The main issues when considering this application are :

- The demolition of the existing bungalow
- The design, materials, scale and location of the proposed dwellings
- Boundary treatment and access to highways across existing drainage ditch
- Impact on the character and appearance of the locality and Conservation Area
- Residential Amenities

Ashton Keynes Parish Council-object to the application

3. Site Description

The proposal site is a corner plot situated at the junction of High Rd and Park Place located within the Conservation Area of Ashton Keynes. The existing access to the plot is on Park Place with the existing bungalow facing south. The site is predominantly level with a drainage ditch and grass bank fronting the highway along the western boundary. Adjacent to the site the River Thames runs alongside the High Rd.

The existing bungalow is of reconstructed stone, painted render panels and interlocking concrete roof tiles. The bungalow has a footprint of 115m² with a ridge height of 4.7m. There are a variety of house types surrounding the site with a terrace of modern two storey dwellings to the north, a detached two storey dwelling to the rear with three bungalows opposite the site on Park Place. Across the High Rd are a number of large detached properties which are more traditional in design and materials.

4. Planning History

There is no relevant planning history on this site

5. The Proposal

Two three bedroom dwellings are proposed each with a floor area of 142m². Each dwelling will be identical in appearance both featuring a double fronted Victorian style front elevation. To the side of each dwelling will be a separate garage with vehicle access. Plot 1 is accessed from High Rd with the drive area outside the boundary being tarmac with a limestone pea gravel drive bridging the ditch up to the garage. Plot 2 is accessed from Park Place with the garage orientated to face away from High Rd. Both dwellings have a single eaves height of 4.65m with the ridge heights being 6.85m. The proposed external fenestration will be painted timber with sprung sashes to the front and conservation casements to the rear. Roof tiles will be of natural blue slate with walling stone external walls. The boundary treatment on the front elevation facing High Rd will be a single rail and post fence with natural species hedge

6. Planning Policy

NPPF Section 7: Requiring good design, Section 12: Historic Environment

C1 Sustainability

C3 Development Control Policy

H3 Residential Development Within Framework Boundaries

H6 Affordable Housing in Rural Areas

HE1 Development in Conservation Areas

HE2 Demolition in Conservation Areas

7. Consultations

Ashton Keynes Parish Council- OBJECTION. The loss of a single storey dwelling causes concern and the Parish Council would favour two single storey dwellings on the site to maintain the openness of the area. The Parish Council feel that 2 No. two

storey dwellings will not enhance or preserve the scene. There are also concerns with the proposed access from the High Rd.

Highways- NO OBJECTION. Parking requirements have been met. Additional details relating to the proposed vehicle access across the ditch will be conditioned.

Conservation-NO OBJECTION following amendments to original proposal. Request high quality materials for external features including natural stone for external walls to be conditioned and submitted for approval.

Affordable Housing- £26,000 contribution via S106

Public Open Space- £5820 POS contribution via S106

8. Publicity

2 Objections and 3 Comments received. Issues include:

- Access from High Rd, impact on drainage ditch, increased traffic congestion and road safety
- Loss of openness, potential for overlooking and loss of privacy and amenity to surrounding dwellings
- Loss of single storey dwelling
- Increase in noise
- Proposed materials to respect Conservation Area location

9. Planning Considerations

Impact on Character and Appearance of Conservation Area:

The original proposal submitted in August 2012 was for 2 No. four bedroom executive style family homes identical in appearance with separate garages. Both were to be accessed via separate accesses from the High Road directly across the drainage ditch. The dwellings were proposed to be of reconstituted stone with plain tiles and UPVC windows. The dwellings were to feature two pitched gables on the front and rear elevations.

The previous design of the two dwellings was considered to be inappropriate and out of character with the Conservation Area. The proposed materials and executive style and appearance of the dwellings paid little attention to the features of the more traditional properties in the village. The drainage ditch in front of the site was considered to be a historical feature of the Conservation Area and it was felt that two separate vehicular access points would have a detrimental impact on this.

The applicant submitted amended drawings in November to address the issues raised above. To preserve the openness of the High Road/Park Place junction at the southern corner of the site the vehicle access to Plot 2 is proposed to be from Park Place. This will also allow a larger section of the drainage ditch to remain open. The design of the two dwellings has been amended to pay closer attention to the more traditional dwellings of a similar size in the local area. Both will be double fronted

with two windows on the ground floor with three slightly smaller windows on the first. The roof will feature a single eaves line with twin brick chimney stacks and natural blue slate roof tiles. Walling stone will be used for the external walls and painted timber casements for the external joinery.

The scale and design of the proposed dwellings are now considered to be in keeping with the street scene and wider Conservation Area which features a mixed character and variety of house types and sizes, the majority of which feature a single eaves line and traditional materials. The proposal should therefore not be considered unacceptable on the grounds of it not preserving the character and appearance of the Conservation Area. The boundary treatment on the front elevation facing the drainage ditch has been amended since the original submission. A single post and rail fence with natural species hedge is now proposed as recommended by the Conservation Officer in order to retain the openness of the street frontage across the ditch which is considered to be a historical feature of this part of Ashton Keynes.

Residential Amenities:

The impact on the neighbouring properties in terms of loss of privacy or amenity is considered minimal. There may be some slight overlooking into the rear garden of Celadon but not so much as to result in a significant loss of privacy or amenity as the orientation of the proposed dwellings means none of the proposed windows on the rear elevation will look directly into any of the habitable rooms. In addition, the scale, height and positioning of the proposed dwellings will not result in any overbearing impact or loss of daylight to the surrounding properties.

Other matters

Highways have raised no concerns with the increase of vehicular movement and parking associated with the development following the decision to reduce the number of bedrooms from 4 to 3. The proposal is considered to be a more economical use of space for the site allowing two family sized homes with adequate amenity space to replace the existing bungalow. The applicant has agreed to enter into a Section 106 agreement to meet the identified financial contribution requirements of erecting a new dwelling in accordance with Policy H6 Affordable Housing in Rural Areas and C2 Community Infrastructure

10. Conclusion

The existing bungalow does not make a positive contribution to the appearance of the Conservation Area and its demolition is not considered to be harmful to the character and appearance of the CA. The variety of house types surrounding the site mean that the proposal is in keeping with the Conservation Area and overall street scene and is certainly not considered to be so out of character with the locality as to justify refusal of the application. Highways Officers have raised no objections with respect to additional traffic congestion or off street parking. The size of the plot is adequate to accommodate two dwellings of this size.

RECOMMENDATION

That authority be delegated to the Area development manager to grant planning permission subject to the signing of a section 106 agreement and 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: Drawing No. 1328/1 Rev L, 1328/2 Rev C stamped on 26.11.13

REASON:

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

- 3 No development shall commence on site until all the existing buildings on site have been permanently demolished and all of the demolition materials and debris resulting there from has been removed from the site.

REASON:

In the interests of the character and appearance of the area and neighbouring amenities.

- 4 No development shall commence on site until details of the external stonework, including type, dressing, coursing and bedding of the natural stone, type of pointing and mortar mix, have been submitted to and approved in writing by the Local Planning Authority. The external stonework shall constructed in accordance with the approved details.

REASON:

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

- 5 No development shall commence on site until details of the finish to external timber, including any paint or stain to be used on the window joinery have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first occupied .

REASON:

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

- 6 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include] :-

a) location and current canopy spread of all existing trees and hedgerows on the land;

b) full details of any to be retained, together with measures for their protection in the course of development;

c) means of enclosure;

d) all hard and soft surfacing materials;

e) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);

f) retained historic landscape features and proposed restoration, where relevant.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 7 The development hereby permitted shall not be first brought into use until full

details of the access construction specification including the piping of the drainage ditch has been submitted and approved in writing by the LPA. The access shall be maintained as such thereafter.

REASON:

In the interests of highway safety.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON:

In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

INFORMATIVES TO APPLICANT:

1. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

2. Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

