

# REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	<b>11 August 2010</b>		
<b>Application Number</b>	<b>N/10/1608/S73A</b>		
<b>Site Address</b>	<b>Wrencroft, West End, Foxham, Wiltshire, SN15 4NB</b>		
<b>Proposal</b>	<b>Erection of Hay and Equipment Store (Amendment to Planning Permission 08/02577/FUL)</b>		
<b>Applicant</b>	<b>Mr Terrill</b>		
<b>Town/Parish Council</b>	<b>Bremhill</b>		
<b>Electoral Division</b>	<b>Calne Rural</b>	<b>Unitary Member</b>	<b>Christine Crisp</b>
<b>Grid Ref</b>	<b>396713 177259</b>		
<b>Type of application</b>	<b>Full Application</b>		
<b>Case Officer</b>	<b>Christine Moorfield</b>	<b>01249 706 686</b>	<b>christine.moorfield@wiltshire.gov.uk</b>

## Reason for the application being considered by Committee

Councillor Christine Crisp called in the application in order that the Committee can consider the scale of development and visual impact on the surrounding area.

### 1. Purpose of Report

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

Bremhill Parish Council consider the additional length of the proposal to be obtrusive.

### 2. Main Issues

Permission 08/02577FUL approved a building measuring 15m x 5.5m with a ridge height of 5.25 metres. The previous approval is a material consideration. The main issues in considering this application are:

- Policies C3 and H8
- Material Considerations – existing permission
- Impact of development on the amenity of neighbours of the additional 3.4 metres.

### 3. Site Description

Between the property Springfield and Wrencroft there is a fairly substantial hedge. However, along the boundary between the garden belonging to Heathercote and Wrencroft there is only a post and rail fence. The proposed building is sited on the north side of the two adjacent gardens some distance in the region of 40 – 50 metre from the adjacent properties which have sizeable gardens.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
08.02577FUL	Proposed building for storage of hay and equipment  The building was 15m x 5.5m with 4 metres to eaves and a ridge height of 5.25 metres.	Approved

## **5. Proposal**

This is a retrospective planning application. The building is located to the south east of Wrencroft. The building, as built, is 18.4m x 5.5m. The height of the building to the eaves is 4m and to the ridge is 5.25m. The building is to be used for the storage of hay and equipment.

## **6. Consultations**

**Bremhill Parish Council** – considers the additional length of 3.4 metres to be obtrusive.

## **7. Publicity**

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

5 letters of objection/comment have been received on the following grounds:

- Visual impact on amenity of adjacent property, particularly in winter
- Obtrusive
- The enlarged building required a new application it is not and could not be treated as a minor amendment to the previously approved scheme.
- The argument that only a building of this size could be purchased is ingenious.
- Ignorance of the planning system is not an excuse.
- Commercial buildings in the vicinity should not justify this proposal. Building used for storage of vehicle.
- As it is a sectional building the end element should be removed so that the building complies with the original consent.
- Appearance poor and inappropriate in this 'domestic' situation.

## **8. Planning Considerations**

### **Material Consideration – existing permission**

Planning permission was granted for a Proposed Building for Storage of Hay and Equipment in 2008. The previously approved building was 15m x 5.5m footprint with a maximum height of 5.25m to the ridge. The building that was originally approved was the same height but was shorter in length than the one now proposed, by 3.4m.

The building as built has to be judged on its own merits and whilst the previous history is a material consideration, the acceptability of this building as constructed is the matter that now needs to be judged.

### **Impact of development on the amenity of neighbours**

Between the property Springfield and Wrencroft there is a substantial hedge. However along the boundary between the garden belonging to Heathercote and Wrencroft there is only a post and rail fence. The proposed building is sited on the North side of the two adjacent gardens.

The building is in part screened by the hedge which is located adjacent to the north boundary of the garden of 'Springfield'. However 3.4m of the buildings length protrudes along this boundary adjacent to the north boundary of the garden belonging to Heathercote.

This section of the building is not screened from the neighbours garden as there is only a post and rail fence in this location. Due to the 'L' shaped garden belonging to Wrencroft, the building does not sit immediately adjacent to the boundary as there is an area of garden belonging to Wrencroft between the building and the adjacent garden. The building therefore sits at a distance of 10m from the garden boundary fence belonging to Heathercote.

The building is located on the north side of the adjacent garden. The building has a maximum height of 5.25m and therefore it is not considered to have an impact on the amount of light at present enjoyed by the adjacent residents in their garden that would warrant refusal of this application.

However, the building is will be visible which when viewed some 40-50 metres distance from the adjacent dwellings is not considered to be sufficiently harmful to warrant a refusal. But when viewed along the boundary of these large gardens the building will be seen. The building still maintains the appearance of a 'small scale agricultural looking building' and was previously considered acceptable on this site due to existing stables and a ménage and where it was screened by a hedge.

To mitigate views of the building it considered appropriate for a landscaping belt to be required in order to ensure that this building is screened from the neighbour's garden. Such a scheme should be the subject of a condition and semi-mature species will be required to ensure visual impact is mitigated as soon as possible.

Subject to a scheme of landscaping being planted on the garden area belonging to Wrencroft and between the building and the boundary with Heathercote this proposal is considered acceptable. In terms of its location and impact on the adjacent residential properties the scheme is considered to comply with Policies C3 and H8 of the Local Plan 2011.

Wrencroft is a residential property with stables and ménage to the rear. The building is for storage. Providing items stored within the building are ancillary to the use of Wrencroft then this use is acceptable. A condition to this effect is required.

## **Other matters**

Issues in relation to the possibility of this matter being a minor amendment or concerns over the applicant's approach to this development and the initial ignorance as to the need for planning permission are not relevant to the considerations of this proposal.

## **9. Conclusion**

On balance it is felt that the enlarged building will be seen from the adjacent property but due to distances between and the size of the gardens, the harm is not sufficient to warrant a refusal on these grounds.

However as the building is on the north side of the property it is considered that subject to a scheme to screen the development the building will be acceptable in this location. Therefore permission is recommended subject to a condition requiring the submission and implementation of a landscaped screen. The use of the building for storage purposes is also considered acceptable in this location and given the domestic with ancillary equestrian uses that exist on this site.

## **10. Recommendation**

Planning Permission is GRANTED for the following reason:

Subject to a landscaping scheme being submitted and implemented the proposal is considered acceptable in terms of its location and the impact it has on the amenity of the adjacent residents properties and therefore complies with policies C3 and H8 of the Local Plan 2011.

Subject to the following conditions:

1. Within 3 months from the date of this permission a scheme of soft landscaping for the area of land to the north of the boundary between Heathcote and Wrencroft shall be submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- (a) indications of all existing trees and hedgerows on the land;
- (b) details of any to be retained, together with measures for their protection in the course of development;
- (c) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
- (d) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);

Thereafter all soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following this permission. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory landscaped setting for the development and to protection the amenity of adjacent residents.

POLICY: C3

2. The development hereby permitted shall be used only for purposes ancillary to the use of Wrencroft as a single dwellinghouse and not for any commercial, industrial or business

purpose whatsoever.

Reason: In the interest of residential amenity.

3. Prior to the commencement of development hereby permitted a detailed scheme which indicates that roof run off from the building will be collected on site shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be fully implemented before the end of October 2010.

Reason- To ensure that the water run off from this development is appropriately dealt with.

**INFORMATIVES:**

1. This decision relates to documents/plans submitted with the application, listed below:

Site plan 01.05.10c, 10b and 10a, Design and Access Statement all date stamped 6/05/10

<b>Appendices:</b>	<b>None</b>
<b>Background Documents Used in the Preparation of this Report:</b>	<b>1.20 5.01 4.04 4.02 4.03</b>

