

Date of Meeting	11.06.2014
Application Number	14/03407/FUL
Site Address	Mulberry Snakes, Hilperton Rd, Trowbridge,BA14 7JW
Proposal	Erection of a double garage
Applicant	Mr Keith Smales
Town/Parish Council	TROWBRIDGE
Ward	TROWBRIDGE ADCROFT
Grid Ref	386574 158570
Type of application	Full Planning
Case Officer	Carla Rose

Reason for the application being considered by Committee

Councillor Nick Blakemore has requested that the application be called to the Planning Committee for the following reasons:

- Scale of the development
- Visual impact on the surrounding area
- Relationship to adjoining properties
- Design

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:

- design issues and impact upon the immediate area
- impact on conservation area
- impact on amenity
- impact on trees
- highway and access considerations
- impact on ecology

3. Site Description

Mulberry Snakes is a detached property set amongst other detached dwellings. The site is located within a Conservation Area and is accessed from a drive from Hilperton Road.

4. Planning History

There is no relevant planning history

5. The Proposal

The double garage is proposed to be located on the western side of the existing drive accessed from Hilperton Road. The garage would be detached and have a footprint of 6m by 6.6m and a height of 4.4m

6. Planning Policy

West Wiltshire District Plan 1st Alteration 2004 – policies C31a Design; C38 Nuisance; C19; Alterations in Conservation Areas

7. Consultations

Trowbridge Town Council – no objections

Wiltshire Council Highways – no objections

8. Publicity

The application was advertised by site notice/neighbour notification. Expiry date: 1st May 2014

Neighbourhood Responses – 5 letters of objection have been received (two of which are from the same neighbour) with the following comments (summarised):

Design issues and impact upon the immediate area and Conservation Area

- Applicant owns a large site and has proposed the garage to be away from their property and out of their view. There are other locations for a garage. Alternative sites should be looked at and applicant should divert their driveway to move the building to a place that is less obtrusive
- Inconsistent with character of Grassmere which is characterised by its openness
- Proposal would dominate the lounge and garden of neighbours house
- Overbearing and intrusive
- Proposal would be contrary to good planning and the protection of residential amenity
- Height would be in excess of 4m and 1.4m from the western boundary, which falls outside of normal Wiltshire Council planning guidelines.
- Plans submitted show a double width up and over door. It was stated that Wiltshire Council planning guidelines recommend two single width doors
- The use of reconstructed stone faced blocks is a departure from the usual policy requirements that new developments have brick built garages that are to be in keeping with adjacent properties. Concrete blocks do not weather well and quickly become stained and dirty
- Site is very narrow for a double garage and would result in a featureless blank wall

- being constructed 1.4m from the boundary
- The wall is hard against the drive edge which could create a risk because the drive is constrained between the garage and the neighbours boundary
- Careful dimensional checks are required to ensure that the development would fit into limited space
- The clerestory windows proposed are a unique feature for a garage and could impact on the roof. Council's structural advisors would have comments to make on this aspect of the design.
- Concerns regarding construction
- A gutter has been proposed but there is no provision for rainwater and connection to a soakaway or main drainage. If a soakaway is adopted then it must be away from the boundary

Impact on trees

- Hedge could be killed because of the proposed building/foundation work, or could be removed by applicant and could be difficult to maintain because of the location of the garage. A tree screen would need to be removed, which is not shown on plan. If being retained tree roots would become unstable. Unless this type of hedge is maintained properly it thins at the bottom and thus would reduce the screening effect.
- Applicant has not stated on application form that the hedge would need to be cut back so that the building can be accommodated.
- Two trees are shown on the plans as being retained, but it is sceptical whether the area can be cleared without clearing hedges and bushes and destroying natural habitats.
- It was queried whether the garage can fit on the site with the tree screen still in place, whether the trees would remain stable and if the trees are to be removed whether the elevation would be improved by reason of a change of materials or new landscaping.

Impact on amenity

- Impact on amenity of living room window in 41 Grassmere.
- Noise from garage doors
- Any future use of the building as a workshop (there are windows to provide light) could create additional noise pollution.
- Security lighting could be installed which would be activated by vehicles passing it.
- Light pollution
- Less than 4m from boundary, over 4m in height and 9 metres from side windows (serving kitchen, dining room and conservatory) at 49 Hilperton Road. Garage would be visible from these rooms. Reduction in the amount of daylight/sunlight reaching these ground floor windows particularly during the winter months as the sun stays low to the south-west of their house
- Adverse impact on outlook

Highway and access consideration

- Applicant has an ever increasing number of vehicles, which are located close to the neighbours windows

Other

- Use may not be in connection with his own property and this should be investigated
- It was stated that the stability of the proposal needs to be checked and that adequate drainage needs to be provided.
- Applicant already has two car ports, hardstanding, shed and a rondavel
- Site notice was placed on private drive

9. Planning Considerations

9.1 Design issues and impact upon the immediate area

It is not considered that there would be harm to the character and appearance of the immediate area because the garage is located 35 metres from the nearest public highway and would only be visible from public view from the narrow drive access from Hilperton Road, with intervening vegetation filtering the view.

The agent has confirmed that the walls are proposed to be bath cast stone, which in principle is considered to be appropriate because there are other stone buildings in the area. Natural slate is proposed for the roof of the garage, which is appropriate for this location.

For these reasons it is considered that the proposal complies with policy C31a

9.2 Impact on the conservation area

As indicated above, public views of the building are very limited. With the proposed materials, including slate, there will be no adverse impact on the setting, character or appearance of the conservation area.

9.3 Impact on trees

Neighbours raised concerns regarding the impact on trees. Some vegetation would need to be removed. The agent has confirmed in an email that no trees are proposed to be removed from the site and that the hedge along the boundary would need to be reduced in height.

Although located in a Conservation Area these works do not require planning permission because no trees are proposed to be removed and therefore it would not be appropriate for the Local Planning Authority to refuse this application on these grounds. The trees in question would not merit Preservation Orders in any event as their limited size and visibility means that their preservation cannot be justified on amenity grounds.

For the reasons discussed above it is considered that the proposal complies with policy C32.

9.4 Impact on amenity

The garage would be located approximately 1.4m from the boundary with 41 and 43 Grasmere. There is currently a hedge between the properties. There is a distance of approximately 14m between the rear elevation of 41 Grasmere and the proposed garage and approximately 11m between the rear elevation of 43 Grasmere and the proposed garage. These distances would mean that there would be no loss of light and overshadowing to any windows in these elevations.

Small glazed slits are proposed just below the eaves in the rear (looking back to Hilperton Road) and side elevations (overlooking the drive). These will not result in any overlooking or loss of amenity. Whilst parts of the building will be visible from adjacent dwellings, the design

and position proposed mean that it will have no significant adverse impacts on them.

For the reasons discussed above it is considered that the proposal complies with policy C38

9.5 Highway and access considerations

The Councils Highways Officer was consulted on the application and raised no objections and stated that the garage would not affect access to other properties.

For the reasons above it is not considered that there are any highway reasons to refuse the application.

10. Conclusion

Mulberry Snakes is surrounded by other residential properties, so that wherever a double garage was proposed it would be close to a boundary with another property. In this location, the design and position of the garage will not have any adverse impact on the character or appearance of the conservation area and given the separation from adjacent houses, will not have any significant adverse impact on their amenity either. The proposal is acceptable and in accordance with the planning policies for the area. Approval is therefore recommended.

RECOMMENDATION: Permission subject to 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. Notwithstanding the approved plans no development shall commence on site until details and samples of the materials for the external walls of the garage 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.

3. The garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as Mulberry Snakes Hilperton Road Trowbridge.

REASON: To define the extent of the planning permission granted.

4. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No. 982 - 01 and Drawing No. 982 - 2 received on 26.03.2014

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