

Date of Meeting	2 July 2014
Application Number	13/02820/FUL
Site Address	202 A Devizes Road Hilperton Trowbridge Wilts BA14 7QR
Proposal	Retrospective application for change of materials to driveway from gravel to brick pavers
Applicant	Mr K Wilkins
Town/Parish Council	HILPERTON
Grid Ref	387424 159040
Type of application	Full Planning
Case Officer	Philip Baker

Reason for the application being considered by Committee

This somewhat protracted application was previously reported to Members of the Western Area Planning Committee on 5 February 2014 and deferred in order to allow the drainage engineer to review the adequacy of the drainage system installed on-site and liaise with the local ward member, Cllr Ernie Clark

For completeness sake, this application was called in for the Elected Members to determine should officers be minded to support it, to allow the Planning Committee to consider the following material planning considerations:

Environmental or highway impacts

1. Purpose of Report

To consider the above application and to recommend that planning permission be granted.

Neighbourhood Responses – None received.

Parish Council Response – Objects and requested that an expert opinion be obtained from a drainage engineer to assess water run-off

2. Report Summary

The main planning issues to consider are:

Drainage Matters
Impact on neighbours and immediate surroundings

3. Site Description

The application site comprises about 0.12 hectares of an irregular shape and is occupied by a two-storey detached dwelling located within the defined village policy limits of Hilperton and its

Conservation Area. The site is situated on the north side of Devizes Road, which is predominantly residential.

The site in question was formerly a builders yard and was in more recent times, occupied by Delta Kitchens, but following a period in which the site lay unoccupied, the site was redeveloped following the approval of application reference w/10/01920/FUL which allowed for the erection of the two-storey 4-bed rendered dwellinghouse as well as the part refurbishment of an existing red brick structure to retain an office/studio space on site.

The red brick projecting structure (which connects with the aforesaid dwelling) was previously used as a joinery workshop and projects along the eastern site boundary for some 13 metres or so before connecting with the public footpath at the site frontage.

In determining application w/10/01920/FUL, the case officer at the time duly recorded that there was hard standing and parking to the front of the site. The approved landscape plan associated to application w/10/01920/FUL proposed having rolled 'South Cerney' gravel (or similar) for the entire site frontage.

The site frontage has not however been completed with such material. Instead, the owner of the property has laid brick paviors using a mixed colour palette of buff and greys.

4. Planning History

83/00443/FUL - Conversion of garage to office and storage to kitchen display area – Permission on 07.06.1983

W/10/00165/FUL - Demolition of existing buildings and erection of a single detached dwelling – Withdrawn

W/10/00628/CAC - Demolition of existing buildings and erection of a single detached dwelling – Withdrawn

W/10/01920/FUL - Partial demolition of existing building and the erection of a 4 bed dwelling house and part refurbishment of existing building for the retention of employment use as office/studio space – Permission 18.10.2010

W/11/03243/FUL – Material revisions to approved application w/10/01920/FUL in respect to erection of dwellinghouse (revised design) – Refused 03.02.2012

13/00530/FUL – Revised boundary wall treatment - Permission 20.06.2013

13/00742/FUL – Single storey rear extensions - Permission 20.06.2013

5. The Proposal

This application seeks retrospective permission to regularise the change of materials used to form the driveway serving the dwellinghouse at 202a Devizes Road from gravel to brick paviors covering an area of approximately 672m².

The area of hard standing is served by 4 designed soakaways measuring 1.5m diameter and 1.25m deep connected to an existing drain. The soakaways are designed to accord with BRE Digest 365 'Soakaway Design' with each of the four soakaways serving an area of 168m² each having the capacity to store 5.90m³ storm water – which exceeds the calculated requirements for

the site (based on a 60-minute storm duration). The applicant's drainage analysis has considered inflow (4.17m³) and outflow levels (1.40m³) and concludes that the necessary storage volume required for the soakaways is 2.77m³.

In line with the BRE Digest, the applicant's analysis records that the storage capacity of the soakaways would half empty in just over 2 hours – which is fully compliant with the Digest (which seeks soakaways to “*discharge from full to half volume within 24 hours in readiness for subsequent storm inflow*”).

The site benefits from both foul and surface water drainage pipes which shall continue to operate. The drainage pipe work shall cater for additional surface water flows for which the soakaways are designed to accept. The installed driveway comprises 60mm block paviors featuring Marshalls patented “Piora” nib design which allows surface water to pass between the paviors (via 6mm crushed stone joints) and slowly filtrate away without compromising the driveway or adjacent land/highway. The installation also accommodates French drains to further prevent ground and surface water from penetrating or damaging buildings or entering adjacent/nearby public highways.

Following the previous committee deferral, there has been a lot of dialogue with the applicant's agent as well with Cllr Clark (and latterly with Wessex Water). As far as officers are concerned, the drainage scheme is satisfactory and there are no drainage grounds to refuse permission.

6. Planning Policy

West Wiltshire District Plan 1st Alteration 2004

C19 – Alterations in Conservation Areas; C31a – Design; C38 – Nuisance

The Emerging Wiltshire Core Strategy

CP57 – Ensuring high quality design and place shaping and CP58 – Ensuring conservation of the historic environment

National Planning Policy Framework (April 2012)

Section 7 – Requiring good design and Section 12 – Conserving and enhancing the historic environment

Planning Policy Guidance

7. Consultations

Hilperton Parish Council – Objects and asked that the planning authority obtains an expert opinion from a drainage engineer regarding the run-off.

Wessex Water – No objection. The development includes separate systems of drainage with a reduction in predicted flows from surface water run-off. These proposals are an appropriate arrangement under Part H of the Building Regulations and will not form any increased risk of sewer flooding in the downstream catchment.

Wiltshire Council's Land Drainage Engineer – No objection. The site area is very small in land drainage terms. The required storm water storage is less than the existing storage volume, so the existing storage volume is sufficient. The emptying time is also within accepted parameters and the proposed system will be reset within 24 hours. The upshot of the analysis is that the

proposed drainage system provides an improvement over that which previously existed. The analysis accords with accepted reasoning because analysing small drainage areas is notoriously difficult and dependant on which method is chosen.

The change from gravel to paviers has the additional benefit of providing a hard surface which will not be dragged onto the adjacent highway by vehicular movements where gravel would tend to migrate and thus damage the existing macadam highway.

Having researched a ten year period, there is no flood history affecting this area of Hilperton. For the avoidance of any doubt, the term 'flood history' does not refer to anecdotal evidence but rather genuine measured flood events backed up by photographic evidence or insurance claims and reports from our highways department / Fire Brigade. To be certain, the drainage engineer reviewed records for a wider area including Hilperton Drive, Ashton Road, Corbin Road, Marsh Road, the Rugby Club and Hilperton Brook.

The surface water and fluvial flood risk mapping produced by the Environment Agency for this area reveals no elevated flood risk for the Devizes Road site/area. The closest surface water flood risk area is west of the site located some 140 metres away.

The Drainage Engineer also checked with the British Geological Survey which revealed that there aren't many borehole records close by, but those that do exist (drilled to provide water failed to be viable indicating a poor water bearing strata). There may be local springs acting in the general area as the name "Springfield" crops up here and there, but it is suspected that historical drainage problems may have been caused by one-off events like pipe blockages or extremely severe storms outside normal design parameters.

As far as this application is concerned, the drainage mathematics and design reasoning are both sound, and therefore, there is no reason to refuse the application on drainage grounds.

Wiltshire Highways – No objection. The change of material from gravel to brick paviers is a welcome development.

Wiltshire Council Tree and Landscape Officer – No objection.

8. Publicity

The application was advertised by site notice/neighbour notification - Expiry date: 2 September 2013.

Third Party Representations – None.

9. Planning Considerations

9.1 Drainage Matters

Officers have been advised that the development at 202a Devizes Road has been approved by NHBC – The National House Building Council, and has building regulation approval. It is important to stress that building warrant approval can be sought through the private sector and need not necessary be assessed or issued by the Council. In this case, Building Regulation inspection and certification was undertaken by NHBC. As far as the planning application is concerned, the applicant has provided sound detailed drainage calculations which as reported above, meet with the full satisfaction of the Council's highways team, land drainage engineer and Wessex Water. Officers submit that there is no substantive flood risk either on-site or in the immediate surroundings; and consequently, the application has full officer support.

9.2 Impact on neighbours and immediate surroundings

The development would pose no detriment to immediate neighbours. As reported above, the material change (from rolled gravel to brick paviors) is positively welcomed by the highways team on the grounds that it removes the potential of displaced loose material being transferred onto the public highway. The surface material also raises no heritage based objection (in terms of the impact it has upon the character and appearance of Hilperton Conservation Area).

10. Conclusion

On the basis of the above, officers recommend that this retrospective application is acceptable and should be granted permission.

RECOMMENDATION – Approve subject to the following condition.

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

LOCATION AND BLOCK PLAN REV 1 – received 12.09.2013

SOAKAWAY POSITION DRAWING REV 1 - received 17.12.2013

APPROVED (W/10/01920/FUL) LANDSCAPE PLAN REV 1 - received 12.09.2013

PROPOSED REVISED LANDSCAPE PLAN REV 1 – received 12.09.2013

DRAINAGE PLAN REV 3 – received 16.06.2014

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