

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	25.08.2010		
Application Number	W/10/01766/FUL		
Site Address	Angel Cottage 34B Upton Scudamore Wiltshire BA12 0AQ		
Proposal	Ground and first floor extension/alterations for managers accommodation		
Applicant	Mr Anthony Coates		
Town/Parish Council	Upton Scudamore		
Electoral Division	Warminster Without	Unitary Member:	Fleur De Rhe-Philippe
Grid Ref	386534 147876		
Type of application	Full Plan		
Case Officer	Miss Carla Rose	01225 770344 Ext 5283 carla.rose@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor Fleur de Rhe-Philippe has requested that this item be determined by Committee due to the scale of development, the visual impact upon the surrounding area, the relationship to adjoining properties and the design

1. Purpose of Report

To consider the above application and to recommend that the application is refused.

2. Main Issues

The main issues to consider are:

Planning history
Character of the area and street scene
Neighbour amenity

3. Site Description

The Angel Inn is a detached residential property. A car park is located to the east of the site. A detached bungalow is located to the west of the site.

The general area is characterised by detached and semi-detached residential properties. The Angel Inn is located to the east of the site. 33 Upton Scudamore is a grade II listed building and is located to the south east of the site. A semi-detached residential property is located to the south of the site.

4. Relevant Planning History

98/00219/FUL - Raise existing garage roof to existing roof line creating additional living area - Permission 16.03.1998

10/01000/FUL – Ground and first floor extensions for manager's accommodation – Withdrawn 25.05.2010

5. Proposal

An existing single storey gable is proposed to be extended and a first floor extension is proposed over the new footprint.

6. Planning Policy

C38 – Nuisance

C31A – Design

West Wiltshire District Plan 1st Alteration 2004

Supplementary Planning Guidance on house alterations and extensions - Adopted July 2004

7. Consultations

Upton Scudamore Parish Council

The Parish Council would like to support the application if it is 'normally acceptable for the roof to be one level when an extension is added to a building' and for matching materials to be used.

8. Publicity

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

Expiry date: 03.08.2010

Summary of points raised:

One letter/email of objection was received from the occupiers of 1 Manor Farm Cottages.

Concerns were raised regarding overlooking of their property as a result of the proposed first floor window in the southern elevation and because Angel Cottage is set at a lower level than 1 Manor Farm Cottages.

9. Planning Considerations

9.1 Planning history

Planning permission was granted in 1998 to 'raise the existing garage roof to the existing roof line creating additional living area' at Angel Cottage. This permission was not implemented and is no longer extant. Although that permission was for a two storey extension to ridge height it would have resulted in a smaller footprint that would not have extended as far forward as the current application.

The current proposal is considered to be more harmful to neighbouring amenity than the earlier plans and this will be addressed later in the report.

The neighbouring dwelling is located to the south of Angel Cottage. This dwelling is referred to as 1 The Orchard in the Design and Access statement but is actually 1 Manor Farm Cottages. This property is a large two storey dwelling which has been extended to the rear and has only a small rear

garden. Permission for this rear extension was granted in 2008 after the 1998 permission for an extension to the application property had expired.

9.2 Character of the area and street scene

The area is characterised by groups of dwellings in close proximity to each other of which many are in backland locations without street frontages. The application site is typical of the immediate area and does not have its own street frontage but is accessed from the carpark of the Angel Inn.

As such the proposed two storey front extension is set back from the street frontage where it would have limited impact on the street scene and can only be viewed from a small number of vantage points within the public realm.

Although Supplementary Planning Guidance states that extensions should be a subservient element to the host dwelling and a relatively large front gable is proposed it is considered to be consistent with the original design and would not appear unduly prominent.

9.3 Neighbour amenity

The extended neighbouring dwelling 1 Manor Farm Cottages has only a small triangular area of private rear garden which is already partially enclosed by the application site on one side, its own rear elevation on the other and the boundary of the neighbour to the east on the third side.

The orientation of the proposed extension, to the north of the neighbouring dwelling, is such that it would not result in any loss of direct sunlight. However, any increase in the height and length of the side elevation as currently proposed, extending almost the full length of the neighbour's garden and within only one metre (approximately) of the boundary would have an overbearing, overly dominant and visually intrusive impact on the neighbouring dwelling. This would be exacerbated by the orientation and close physical relationship of the two properties.

The form, height, scale and mass of the extension would be such that the already small area of rear garden their only private amenity space would appear even more cramped than at the present time. As such it would be particularly harmful to the amenities currently enjoyed by the occupiers of the neighbouring property.

A window at first floor level is proposed within the southern elevation and would have the potential to overlook the neighbouring garden. Although an objection has been received, this window would be unlikely to cause any harm because it is shown as obscure glazed and is proposed to serve an en-suite bathroom, which is not a habitable room. However, the neighbours' perception that this might result in loss of amenity cannot be ignored. It is not an ideal situation in such close proximity to their limited area of amenity space but is not sufficient in itself to warrant refusal of the application.

Two further windows are proposed in the rear elevation adjoining a property to the west and overlooking a garage. These windows are proposed to serve a bath room and a landing and similarly would be unlikely to cause such harm to neighbouring amenity as to warrant refusal.

Recommendation: Refusal

For the following reason(s):

- 1 The proposed two storey extension by reason of its form, height, mass and location in close proximity to the boundary with the neighbouring dwelling to the south would be visually intrusive, overbearing and overly dominant. This would be exacerbated by the orientation and relationship between the two properties. The proposals as such would be detrimental to the reasonable amenities currently enjoyed by the occupiers of that dwelling, contrary to Policies C31a and C38 of the West Wiltshire District Plan 1st Alteration 2004.

RELEVANT APPLICATION PLANS

Drawing : 10.18.1 received on 03.06.2010

Drawing : 10-18-2 received on 03.06.2010

Drawing : 10-18-3 received on 03.06.2010