

# REPORT TO THE WESTERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	<b>15.09.2010</b>		
<b>Application Number</b>	<b>W/10/02329/FUL</b>		
<b>Site Address</b>	<b>2 Pound Close Semington Wiltshire BA14 6JP</b>		
<b>Proposal</b>	<b>Demolition of existing single storey extension and erection of two storey side extension and creation of new vehicular access</b>		
<b>Applicant</b>	<b>Mr Martin Butler</b>		
<b>Town/Parish Council</b>	<b>Semington</b>		
<b>Electoral Division</b>	<b>Summerham And Seend</b>	<b>Unitary Member:</b>	<b>Jonathon Seed</b>
<b>Grid Ref</b>	<b>389642 160543</b>		
<b>Type of application</b>	<b>Full Plan</b>		
<b>Case Officer</b>	<b>Miss Jennifer Fivash</b>	01225 770344 Ext 5297 jennifer.fivash@wiltshire.gov.uk	

## Reason for the application being considered by Committee

Councillor Seed has requested that this item be determined by Committee due to:

- \* Scale of development
- \* Visual impact upon the surrounding area
- \* Relationship to adjoining properties
- \* Design - bulk, height, general appearance
- \* Car parking

## 1. Purpose of Report

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

### Neighbourhood Responses

2 letters received objecting to the proposals  
1 letter commenting on the proposals

### Parish Council Response

No representations received at time report was prepared (see section 7 of the report)

## 2. Main Issues

The main issues to consider are:

- Impact on residential amenity
- Impact on street scene

### **3. Site Description**

The application site contains a semi detached dwelling located on the corner of Pound Close and Pound Lane. The property is two stories in height with a single storey extension and outbuildings within the rear garden. The site contains a detached garage accessed off Pound Close. The boundaries of the site are formed by hedges approximately 1.5 metres tall.

### **4. Relevant Planning History**

W/10/01227/OUT – Proposed two storey dwelling (outline) – Withdrawn 29.07.2010

W/10/01226/FUL – Demolition of existing single storey extension and erection of two-storey side extension and creation of new vehicular access – Refused 06.07.2010

### **5. Proposal**

The application seeks permission for the erection of a two storey side extension. An existing single storey extension would be demolished as part of this application. This application is a resubmission of refused planning application W/10/01226/FUL. The roof line of the proposed extension would be set down and the extension would be set in by 0.7 metres from the front elevation.

The proposed extension would be 4 metres by 4.9 metres with a height of 6.8 metres to the ridge.

### **6. Planning Policy**

West Wiltshire District Plan First Alteration 2004

C31A Design

C38 Nuisance

SPG Design Guidance House Alterations and Extensions

### **7. Consultations**

Semington Parish council

No representations received to date of recommendation.

Highways

No objection subject to conditions.

### **8. Publicity**

The application was advertised by site notice/press notice /neighbour notification.

Expiry date: 27 August 2010

Summary of points raised:

3 letters received of which 2 Letter of objection. Comments relate to:

- No change from previous application W/10/01226/FUL
- Extra parking for proposed dwelling shown on block plan
- New dwelling
- Plans inaccurate
- New vehicular access

## **9. Planning Considerations**

### **9.1 History**

The previous application was refused due to the size of the proposed extension and the lack of subservience harming the character of the area and the pair of semi detached dwellings.

The revised scheme has reduced the size of the proposal and has set back the proposed extension introducing a subservient extension to the pair of semi detached dwellings. This revised scheme due to the subservient form of the extension and the reduced size overcomes the previous reason for refusal and accords with the SPG.

### **9.2 Residential Amenity**

The proposed development would not harm the amenities of the surrounding neighbours due to the position, scale and height not causing any overshadowing. Having regard to overlooking it is considered that the proposal would not cause any additional harm to the existing amenities of the surrounding neighbours due to the position of the property within the area and the additional first floor windows in the north elevation would serve a bathroom and the landing.

### **9.3 Street Scene**

The proposal would project into a dominant corner within the area. The proposed development would not harm the character of the area due to the position and design of the proposal being sympathetic to the area. The proposed extension would be subservient to the host property and would not harm the character of the area or the pair of semi detached dwellings due to the subservient form of the proposed development which is considered to be acceptable.

### **9.4 Design**

The proposal would be a sympathetic addition to the host property which would not harm the character of the dwelling or the pair of semi detached dwellings as they stand due to the proposed extension being set back from the frontage of the host building complying with SPG and policy C31A. The proposal would be constructed from matching materials which are considered to be acceptable.

### **9.5 Other Matters**

The letters of representation received refer to the plans indicating a proposed dwelling. The outline application for the dwelling was withdrawn and as such the plot for the dwelling will remain as a garage and garden as part of the curtilage of 2 Pound Close. Although shown on the block plan submitted as part of this application the red line does not incorporate the proposal within the application site and as such is not a consideration of this application. To define the terms of this application an informative has been attached to the recommendation stating that this permission relates only to the extension and not the proposed dwelling.

### **9.6 Conclusion**

The proposal overcomes the previous reason for refusal and complies with policy and planning permission should be granted subject to conditions.

**Recommendation:            Permission**

**Subject to the following condition(s):**

- 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

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

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a.

- 3     The development hereby permitted shall not be first brought into use until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a

- 4     No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

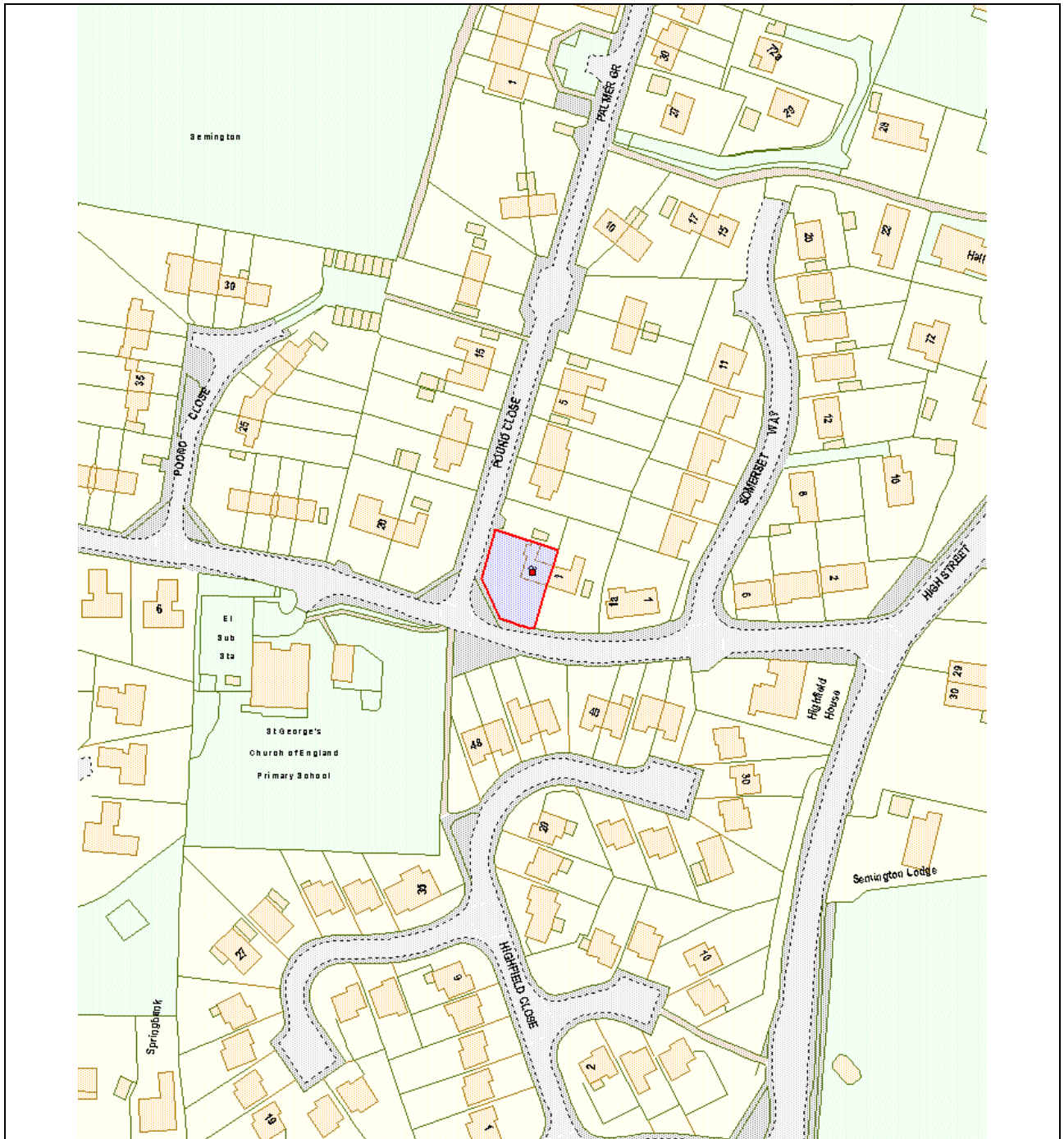
REASON: To ensure that the development can be adequately drained.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: U2

**Informative(s):**

- 1     To define the terms of this permission the proposed dwelling shown on the submitted block plan (drawing number 8470) does not form part of this permission and requires a full planning application to be submitted.

<b>Appendices:</b>	
<b>Background Documents Used in the Preparation of this Report:</b>	



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MSA: 100022961

## RELEVANT APPLICATION PLANS

- Drawing : SITE LOCATION PLAN received on 22.07.2010
- Drawing : 8470 received on 22.07.2010
- Drawing : 8471 SHT 1 'A' received on 22.07.2010
- Drawing : 8471 SHT 2 'A' received on 22.07.2010