

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	06.10.2010		
Application Number	W/10/02329/FUL		
Site Address	2 Pound Close Semington Wiltshire BA14 6JP		
Proposal	Demolition of existing single storey extension and erection of two storey side extension and creation of new vehicular access		
Applicant	Mr Martin Butler		
Town/Parish Council	Semington		
Electoral Division	Summerham And Seend	Unitary Member:	Jonathon Seed
Grid Ref	389642 160543		
Type of application	Full Plan		
Case Officer	Miss Jennifer Fivash	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.

This application was deferred from planning committee on the 15 September 2010 to seek revised plans for the removal of second access to the property which have now been received.

Neighbourhood Responses

2 letters received objecting to the proposals

1 letter commenting on the proposals

Parish Council Response

Object to access. (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W/10/01227/OUT – Proposed two storey dwelling (outline) – Withdrawn 29.07.2010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

Object. The proposed new vehicular access will present an unacceptable highway danger to road users and pedestrians because of its close proximity to the junction – a recognised danger spot because of the presence of St George's school and the related traffic, especially at school in-muster and out-muster times.

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. Since the application went before planning committee the plans have been revised and the dwelling removed from the proposed plans.

Since this application originally went to planning committee the comments from the parish council have been received which relate to the second access which was originally proposed. The revised plan received has removed this access and the dwelling from the plans and as such these comments relate to an issue which is not part of the application.

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.

Appendices:	
Background Documents Used in the Preparation of this Report:	



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MSA: 100022961

RELEVANT APPLICATION PLANS

Drawing : SITE LOCATION PLAN received on 22.07.2010

Drawing : 8471 SHT 1 'B' received on 24.09.2010

Drawing : 8471 SHT 2 'A' received on 22.07.2010