

REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Date of Meeting	5 August 2015
Application Number	15/03573/FUL
Site Address	5 Mead Villas, High Street, Box, Corsham, Wiltshire, SN13 8NB
Proposal	Erection of Three Storey Extension
Applicant	Mr & Mrs J Price
Town/Parish Council	BOX
Division	BOX AND COLERNE – Cllr Sheila Parker
Grid Ref	382460 168482
Type of application	Full Planning
Case Officer	Victoria Davis

Reason for the application being considered by Committee

The application has been called into committee by the local member, Cllr Sheila Parker, in order to consider the impact of the proposal on the surrounding area, adjoining buildings and highways safety.

1. Purpose of Report

To consider the above application and to recommend that planning permission is GRANTED subject to planning conditions.

2. Main Issues

The main issues are:

- Principle of development
- Impact on the character and appearance of the host dwelling
- Impact on the character and appearance of the surrounding conservation area

3. Site Description

This application relates to 5 Mead Villas which is a 3 storey period property fronting the main road through Box village. It is situated within the conservation area and area of outstanding natural beauty. The garden slopes away from the property at the rear and is bordered with a dry stone wall to two sides with fencing along the shared boundary with the attached neighbour. Valens Terrace runs adjacent to the site which leads to Box recreation ground, tennis courts and bowling green. Valens Terrace is a private road owned by Box Parish Council.

4. Relevant Planning History

None

5. The Proposal

The proposal seeks permission for a 3 storey side extension to be constructed in ashlar stone with clay roof tiles to match the existing property. The extension will create a large garage on the ground floor, family room on the first floor and an additional bedroom and en-

suite on the second floor. The original plans and application form indicated timber framed windows and doors however it was later established that the timber windows of the original house had recently been replaced with u-pvc. Revised plans were submitted to show u-pvc windows as proposed.

6. Planning Policy

Wiltshire Core Strategy:

CP10 The Spatial Strategy: Chippenham Community Area

CP57 Ensuring High Quality Design and Place Shaping

CP51 Landscape

CP58 Ensuring the Conservation of the Historic Environment

National Planning Policy Framework (NPPF):

Achieving sustainable development – Core Planning Principles

Chapter 7 Requiring Good Design

Chapter 9 Protecting Green Belt land

Chapter 11 Conserving and enhancing the natural environment

Chapter 12 Conserving and enhancing the historic environment

7. Consultations

Box Parish Council: Objection, concern was raised with regards to the overall scale and design of the proposal. It is considered that there will be detrimental impact to surrounding conservation area, Area of Outstanding Natural Beauty and Green Belt. Issue was raised over the visual impact of parking to the rear of the property. In general the proposal is considered to be inappropriate overdevelopment of the site that will detract from the street scene.

Conservation Officer: No Objection to scheme in principle however would prefer the use of timber framed windows.

Highways: No Objection subject to condition. The vehicle access is existing and adequate parking has been indicated within the proposed plans submitted. The access gates are set sufficiently back from the main road with access onto the private road (Valens Terrace).

8. Publicity

The application was advertised by site notice and neighbour consultation and five letters of objection were received.

Summary of key relevant points raised:

- Trees have been removed without consent
- Windows shown as timber on original plans but have already been replaced with u-pvc
- Highways safety concerns relating to awkward gated access and potential for obstructive parking at the top of Valens Terrace (which is a private road)
- Parking of construction vehicles on Valens Terrace
- A recently erected raised decking area in the garden prevents a right of access from neighbouring property
- Potential to overlook garden of Spring Grove to the opposite side of Valens Terrace
- Visual impact - too large and out of character with area

- Query regarding stone finish

Additional comments were received regarding the refusal of an application for a dormer window on a property at the opposite end of the terrace (3 Mead Villas). The applications are not comparable and so little material weight can be given to this point. The proposal should be considered on its own merits.

9. Planning Considerations

Impact on the character and appearance of the host dwelling

In accordance with Core Policy 57 extensions should respond positively to the existing site features which include building layout, built form, mass and scale. The proposed extension is to be built in matching ashlar stone with a hipped roof to mimic the existing roof form. The drop in ridge height and simple fenestration will ensure the extension remains subservient to the main house in both scale and design. The revised plans indicate that u-pvc windows will be used to match those of the main house.

Impact on the character and appearance of conservation area

Core Policy 58 states that development should protect, conserve and where possible, enhance the historic environment. The original plans were discussed with the conservation officer who was satisfied that, given the appropriate design and use of matching stone, the extension would have a neutral effect on the conservation area. On a further assessment of the revised plans the officer objected to the proposed use of u-pvc windows, identifying less than substantial harm to the character of the conservation area. This objection has been considered however given that the original windows have already been changed to u-pvc, as have the windows of the attached neighbour, it would seem that harm to the conservation area has already taken place. It would not be reasonable to request that the extension windows are timber framed. In this case it is considered that using windows of the same material and style is acceptable.

Impact on the openness of the Green Belt and rural character of the Area of Outstanding Natural Beauty (AONB)

The parish council objection refers to the proposal as inappropriate development within the Green Belt and Area of Outstanding Natural Beauty.

Chapter 9 of the NPPF describes that Green Belt policy should prevent the unrestricted sprawl of built-up areas and safeguard the countryside from encroachment. More specifically Core Policy 51 explains that the spread of development along the A4 should be limited. In this case, this application site falls well within the settlement boundary of Box village where it is not necessary to prevent development. The extension does not encroach into the countryside or lead to the further sprawl of the built up area.

Core Policy 51 states that development should protect, conserve and where possible, enhance the landscape character. 5 Mead Villas forms the end of a terraced row within the built up area and the extension will be positioned in close association with the existing building. As such the impact to the wider landscape will be minimal.

The important character of the village is protected by the relevant conservation area policy which is discussed above.

Impact on highway safety and public rights of way

The original site plan did not make the parking arrangements clear and a further plan was requested. The highways department was consulted regarding the increase in bedrooms and is satisfied that three spaces can be provided on site. Further comments were provided in relation to the gated access which explained that while the particular style of gate was not usually considered ideal, when taking into account the distance from the main road and that

the access was onto the private road, there was no cause to raise an objection subject to a condition relating to the parking layout.

It is noted that since the original site visit on 5 May 2015 a new raised deck has been installed which covers the area where two of the new parking spaces are proposed. The implications to the proposed parking arrangements have been discussed with the agent. The agent has been informed that the highways condition would require that the parking arrangement as shown on the latest plan is implemented and that failure to comply with a condition could result in enforcement action being taken. The agent has confirmed that the latest plan is still relevant and that the requirements of the condition are understood.

The Rights of Way department were consulted and are satisfied that both nearby rights of way (BOX14 & 15) will not be adversely affected by the proposal.

Impact on the amenity and living conditions of local residents

Due to the orientation of the extension it is not considered that the proposal is likely to have any significant impact on residential amenity by way of overlooking, overshadowing or overbearing appearance. One letter of objection raised concern that the new windows proposed to the south-west elevation could overlook the garden of Spring Grove (the property to the opposite side of Valens Terrace). It is acknowledged that the new windows will be 5m closer to the garden of Spring Grove however they will be approximately 20m away from the end of the garden. When taking into account the levels of overlooking that exist from other surrounding properties it is not considered that the levels will be significantly worsened by the proposal.

Other considerations

Cllr Parker raised a further issue on behalf of the Parish Council relating to the applicants right of access across the footpath into their rear garden and parking area. This was discussed with the agent and it was established that the red line outline had included land owned by the Parish Council. In light of this the correct ownership certificate was submitted and formal notice was issued to Box Parish Council. No further comments were received. It has not been confirmed whether there is a right of access however this is a civil matter. It is also noted that the vehicle access is existing and has not been formed as part of this application.

Several neighbours have alleged that trees have been removed from the garden without the relevant conservation area consent. There are currently no trees on the site and the removal of any trees was not included within this application. These concerns have been passed to our enforcement department to investigate further. This is a separate issue that does not affect the determination of this application.

Concern was also raised regarding the disruption caused by construction vehicles should the development go ahead. For this size of development construction disturbance is not a sufficient material consideration that would warrant refusal however an informative will be included to recommend the applicant utilises the UK Contractors Group's 'Good Neighbour Site Guide'.

One neighbour has raised concern that a new raised deck, installed within the rear garden, has blocked a right of access that exists to 4 Mead Villas. The new deck referred to does not form part of this application however the neighbour's concerns have been passed to the agent.

10. Conclusion

It is considered that the proposal is appropriate in terms of scale, materials and design and will preserve the character and appearance of the conservation area and AONB. The

proposed extension will have no significant impact to the amenities enjoyed by the residents of nearby properties. The application is not considered contrary to requirements of the NPPF or Core Policies 51, 57 & 58 of the Wiltshire Core Strategy. The application does not cause any significant material harm that would justify a refusal of planning permission.

11. Recommendation

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

Existing Plans & Elevations Drg.VL.2015/04/02 (received 27 April 2015), Location & Block Plan Drg.VL.2015/04/01 rev.A and Proposed Plans & Elevations Drg.VL.2015/04/03 rev.A (both received 5 June 2015)

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

3. 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.

4. No part of the development hereby approved shall be first brought into use until the parking area shown on the approved plans (drawing VL 2015/04/01 rev.A) has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter. To provide 2 spaces in accordance with Wiltshire parking standards of 3 spaces for a 4+ bedroom house.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

INFORMATIVE TO APPLICANT:

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

INFORMATIVE TO APPLICANT:

The applicant is requested to note that this permission does not affect any private

property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

INFORMATIVE TO APPLICANT:

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

INFORMATIVE TO APPLICANT:

It is recommended that the applicant/developer considers and utilises the guidance within the UK Construction Group's 'The Good Neighbour Site Guide' available online.

