

REPORT TO THE DEVELOPMENT CONTROL COMMITTEE

Report No.

Date of Meeting	25th April 2007
Application Number	07/00115/S73A
Site Address	52 Northleaze, Corsham, Wilts
Proposal	Single Storey Extension to Form Bedroom and Lounge
Applicant	Mr G Nicholls
Town/Parish Council	Corsham
Grid Ref	385625 170381
Type of application	Full

Reason for the application being considered by Committee

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8th April 2002 because the Council is the landowner.

Summary of Report

This application is for a single storey extension to the side of this park home. The key points to consider are as follows:

- Implications on DC Core Policy C3 and Residential Extensions Policy H8
- Affect of the residential amenity of existing properties
- Design and scale of the development

Officer Recommendation

Planning Permission be REFUSED

Contact Officer	Alison Grogan	01249 706671	agrogan@northwilts.gov.uk
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Proposal and Site Description

52 Northleaze is a detached park home set on an estate of similar properties. the Council owns the site and manages the estate. The proposal is a retrospective application for the erection of an extension to the side, which will provide an additional bedroom, lounge and a porch. The extension increases the frontage by approximately 4.4 metres with a depth of 7.2 metres.

Planning History

Application number	Proposal	Decision
NONE		

Consultations

Corsham Town Council - resolved that no objection be raised.

Assets, Design and Regeneration - The existing large workshop/garage shown on the floor plans is not shown on the location or site plan. As site owners, we have no record of authorisation for that previous additional structure, which contravenes the general rule of 6m separation between mobile homes for fire spread reasons - a rule agreed through consultation with the fire authority.

Also, under the terms of the legal agreement for use by owners of the mobile homes any agreed new structures should be independent of any hard-standing on which they stand. The proposal (which is partly built) is not independent (and neither is the workshop/garage). Therefore I am unsure whether Section 73A applies, or whether this is an application for a new permanent dwelling at the heart of the mobile home estate. If the latter, then this is a wholly inappropriate full planning application and we recommend that it be refused. There has been no agreement from ourselves as landowners for the construction of these additions.

Representations

Two letters of objection that have been received.

Summary of key points raised

- Much too big for size of plot;
- The space between extension and No. 53 is not legal spacing as required by Council rules;
- Tenants were told to remove wooden sheds but there is a wooden workshop used to work from home on the site;
- I have three windows facing this extension which is in my opinion a total obstruction;
- It will hamper sale of my property;
- It blocks all light and afternoon sun and views from my windows.

Planning Considerations

Principle of development

The proposal relates to an extension of a mobile home, there is no specific policy in the Local Plan which deals with mobile homes and therefore the proposal will be considered under the Residential Extensions Policy H8 and the DC Core Policy C3. In principle residential extensions are permitted where the relevant criteria contained in Policies H8 and C3 are satisfied.

Of particular relevance is the need for the extension to be in keeping with the host building in terms of size, scale and massing and avoiding the unacceptable loss of privacy and amenities to adjacent dwellings. The extension by reason of its scale and design is considered to be contrary to policy C3.

Impact on amenity

The proposal extends the mobile home to the side towards No. 53 Northleaze. The extension will have two large windows facing the neighbouring property, the plans show that this will be approximately 4 metres from No. 53.

The neighbouring mobile home has three existing windows along the side facing the extension and due to the close proximity it is considered that the extension will be detrimental to No. 53 due to overlooking and overbearing impact.

Concerns have been raised by local residents regarding potential problems selling neighbouring mobile homes, however, this is not a matter that the Planning Authority can take into consideration. However, the implication of these concerns is that the extension will have an adverse impact on the amenity of adjacent properties and this issue is addressed in the report. Further issues regarding previous extensions and running a business have been referred to the Enforcement Team for investigation

Design and Scale of Development

The extension will more than double the frontage of the mobile home from 4 metres to 8.2 metres and overall it is considered to be totally out of scale with the original building. There are also existing extensions to the mobile which do not have the benefit of planning permission which are the subject of an Enforcement investigation. The footprint of the original mobile (excluding the previous extensions) measures under 50m² and the extension will add approximately a further 32m². Given the scale and design of the proposed extension the resulting building would be over and above what would be expected on a mobile home park being more akin to a permanent dwelling and therefore out of character with the surrounding properties. The proposal is therefore contrary to Policy C3.

Whilst the comments from Assets, Design and Regeneration regarding the distance between buildings for fire regulations and the independent hardstanding are acknowledged, it should be noted that these matters can be controlled/pursued under separate legislation

Recommendations and Proposed Conditions/Informatives

Planning Permission be REFUSED for the following reasons:

1. The proposal, by reason of its size and position close to the boundary with No. 53 Northleaze, would be overbearing, un-neighbourly and would result in loss of amenity to this adjacent property. The proposal would have a detrimental impact on the residential amenities of the adjoining occupiers and would, therefore, be contrary to policies C3 and H8 of the North Wiltshire Local Plan 2011.
2. The proposal would have an unacceptable impact upon the privacy of No. 53 Northleaze, due to overlooking and proximity of habitable room windows. The proposal is contrary to policies C3 and H8 of the North Wiltshire Local Plan 2011.

INFORMATIVES

1. The following policies of the Development Plan are relevant to this decision:-

North Wiltshire Local Plan 2011:- C3 and H8

2. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Site Location Plan and Drawing No. 01.07 1 of 2 received on the 16th January 2007 and Drawing No. 01.07 2 of 2 received on the 2nd March 2007.

Appendices:	<ul style="list-style-type: none">• NONE
Background Documents Used in the Preparation of this Report:	1.21, 3.06, 4.02, 4.04