

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	25th April 2007
Application Number	07/00477/FUL
Site Address	9 Westway Close Castle Combe Chippenham
Proposal	Erection of Single Storey Fron Extension
Applicant	Mr & Mrs Halliday
Town/Parish Council	Castle Combe
Grid Ref	384901 177125
Type of application	Full application

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 applicant is a member of staff at North Wiltshire District Council

Summary of Report

This application seeks permission for Single Storey Front Extension

The key points to consider are as follows:

- Implications on DC Core Policy C3 and Residential Extensions Policy H8
- Whether the proposal preserves or enhances Castle Combe Conservation Area
- Affect on the residential amenity of existing properties
- Design and scale of the development

Officer Recommendation

Planning Permission be GRANTED subject to the conditions.

Contact Officer	Helen Angell	01249 706680	hangell@northwilts.gov.uk
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Proposal and Site Description

The application is for a single storey front extension, which will form a downstairs toilet and lobby.

9 Westway Close is a semi-detached property situated at the end of a cul de sac on the edge of Castle Combe Conservation Area. The property is rendered with wooden windows and doors. The proposed extension will be rendered to match the existing property.

Planning History

None

Consultations

Town/Parish Council have no objections.

Representations

None

Planning Considerations

Principle of development

The following policies of the North Wiltshire Local Plan are particularly relevant to this application:

Policy C3 incorporates general development control principles

Policy H8 considers residential extensions

Policy HE1 considers development within a Conservation Area

Impact on amenity

The proposed single storey extension will adjoin the boundary of 10 Westway Close and will project from the front of the dwelling by 1.8 metres. It is therefore considered that there will be very little impact on the neighbouring property.

Impact on Conservation Area

Policy HE1 permits developments in Conservation Areas. Development is permitted on the basis that it will preserve or enhance the character or appearance of the Conservation Area.

This small single storey extension will have little impact on the Conservation Area and it is considered that the proposal will preserve the character and appearance of the Conservation Area

Design and Scale of Development

The proposed single storey extension will be made of materials to match the existing.

The proposed extension is considered to be acceptable based on siting, scale and design which are in keeping with the character and appearance of the property and surrounding area. There will be no adverse impact on the amenities of the surrounding properties.

Recommendations and Proposed Conditions/Informatives

1. The development hereby permitted shall be began before the expiration of three years from the date of this permission.

Reason: To comply with section 91 of the Town and Country Planning Act 1990

2. The development hereby permitted shall be carried out strictly in accordance with the approved plans subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority

Reason: To ensure that the development is implemented in accordance with this decision in the interests of public amenity, but also to allow for the approval of minor variations which do not materially affect the permission.

INFORMATIVES

1. 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.

Drawing Numbers 812-01, 812-02, 812-03, 812-04

Reason for Decision

The design is considered acceptable and does not have an adverse effect on the neighbouring properties. The proposal preserves the character of the Conservation Area and it is considered that the proposal complies with policies HE1, H8 and C3 of the North Wiltshire Local Plan 2011.

Appendices:	<ul style="list-style-type: none">• None
Background Documents Used in the Preparation of this Report:	<ul style="list-style-type: none">• 1.20, 4.02