

REPORT TO THE DEVELOPMENT CONTROL COMMITTEE Report No.

Date of Meeting	20 February 2008
Application Number	08/00027FUL
Site Address	12 Boyle Avenue, Lower Compton, Calne
Proposal	Single storey lean to extension to the rear and side
Applicant	John Lynch
Town/Parish Council	Calne Without
Grid Ref	402053 170351
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 at the discretion of the Development Control Manager because the applicant is a member of staff.

Summary of Report

The application is seeking planning permission for a single storey lean to extension to the rear and side of the dwelling. The site is located within Lower Compton and comprises an ex-MOD housing estate in the open countryside outside of any framework boundary.

- Implications on DC Core Policy C3 and Housing Policy H8
- Design and scale of the extension in keeping with the host building
- Affect of the residential amenity of existing and adjacent properties

Officer Recommendation

At the time of preparing this report, the public consultation period has not expired, but will do so prior to the Committee meeting on 20 February 2007.

Accordingly, the recommending is subject to no sustainable objections Planning Permission be GRANTED subject to conditions.

Contact Officer	Tracy Smith	01249-706642	tsmith@northwiltshire.gov.uk
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Proposal and Site Description

The property comprises a semi-detached dwelling constructed of brick with render detail on the front elevation. The property has an existing single storey lean to on the rear elevation of set from the boundary by approx 2.35m.

The proposed extension seeks to continue the form of the existing lean to along the rear elevation towards no. 1 Embry Close. The extension extends to the side of the property, extending out from the existing building line by approx 2.1metres and coming forward by 1.9 metres. It will be 1.2 metres from the boundary which currently comprises a 1.8 metres high close boarded fence.

The proposed extension is to be constructed of render to match existing front elevation with Redland 49 tile to match the existing house.

There are a range of similar additions on this estate which were constructed as part of the original build or later additions.

Planning History - none

Consultations

At the time of preparing this report the consultation period has not expired. It originally expired on 7 February but following a revision of the description to include reference to the extension to the side, it has now been extended to 14 February 2008.

Parish Council comments are awaited.

Wiltshire County Highways no objections.

Representations

At the time of preparing this report and having regard to the fact that the consultation period has not yet expired, there are no letters of objection/support.

Planning Considerations

Character and appearance of the host building and the area

The proposal seeks to extend the existing single storey lean to along the rear and to the side of the property. It is to be constructed of materials to match those already present on the building. There are properties in the vicinity of the application site which have similar single storey additions to the side and/or rear.

By reason of its scale and design it is considered to be in keeping with the host building and the character and appearance of the area in accordance with Policies C3 and H8 of the Local Plan 2011.

Impact on residential amenities

The proposal will not affect the relationship of the property with no. 13 to the north given there are no changes proposed to this existing extension. The extension will be brought closer to no. 1 Embry Close but will be some 1.2 metres from the boundary and separated via an existing 1.8 metres high close boarded fence. In light of the existing boundary, the window proposed in the side elevation would not outlook onto the neighbouring property and would not have an overbearing effect on the residential

amenity of that property.

Accordingly, the proposal accords with Policies C3 and H8 of the Local Plan 2011.

Recommendation and Proposed Conditions/Informatives

Subject to no significant objections being submitted in respect of this proposal prior to Committee on 20 February 2008, PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING 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 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.

3. The colour, type and texture of the rendered finish to the external walls of the development hereby permitted shall match that of the existing building unless otherwise approved in writing by the local planning authority.

Reason: In the interests of visual amenity.

4. The external roof tiles to be used in the development hereby permitted shall match those of the existing building in colour, texture and profile, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity.

INFORMATIVES:

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

North Wiltshire Local Plan 2011:- C3, 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.

Plans 1-5, 7, 8/8, existing and proposed block plan 1:500 received by the local planning authority 7 January 2008, PLA 6/8 received by the local planning authority 23 January 2008

Reason for Decision

The proposed development by reason of its scale, design and siting would be in keeping with the host building and the character and appearance of the area and would not have a detrimental affect on the amenity any neighbouring properties. The proposal therefore accords with Policies C3 and H8 of the

Appendices:	NONE
Background Documents Used in the Preparation of this Report:	<ul style="list-style-type: none">• 1.20 2.02