

REPORT TO THE DEVELOPMENT CONTROL COMMITTEE Report No.

Date of Meeting	15th October 2008
Application Number	08/01880/FUL
Site Address	Land to rear of, 37 Westwells Road, Neston, Corsham, Wiltshire
Proposal	Erection of New House
Applicant	Mr Paul Bailey
Town/Parish Council	Corsham
Grid Ref	385455 168905
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 5 letters of objection have been received

Summary of Report

The site is within the settlement boundary where residential development is acceptable in principle under policy H3. Permission has been previously been granted for a bungalow. The design of the dwelling is suitable for the area and there will be no unacceptable loss of amenity to neighbours.

Officer Recommendation

Planning Permission be GRANTED subject to the conditions

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Proposal and Site Description

The site currently forms part of the rear garden of 37 Westwells and is accessed from Westwells via an existing drive off the side of no 37. The proposed house is two storey in a fairly traditional design and constructed from natural stone and natural slate. Windows are on the front and rear elevations. (as amended)

Planning History		
Application number	Proposal	Decision
05/01887/OUT	Erection of bungalow	Granted

Consultations

Corsham Town Council: Resolved that the application be refused as the development is too big for the plot and the access is difficult

Wiltshire County Council Highways have no objections.

Representations

4 letters of objection that have been received on the following grounds:

- Difficulty of access for construction vehicles
- Discrepancies in plans
- Overlooking
- Increase in traffic/parking
- Access on public footpath
- Non-planning matters

Planning Considerations

The erection of a dwelling on this site is acceptable in principle under policy H3 and has been established by the previous permission for a bungalow. The existing dwellings in the area are of a variety of ages and styles. The proposed dwelling is well designed in a traditional style and the positioning of windows will avoid any undue overlooking of adjoining houses. The access/traffic/parking implications are no different to those of the previous permission. The public footpath is not on this site. There is adequate distance between the proposed houses and existing houses and adequate garden area. The footprint is no greater than nos 37 and 39.

The application was re-registered and re-advertised following submission of amended plans and the revised consultation period expires on 23rd October 2008.

Recommendation and Proposed Conditions/Informatives

Subject to the receipt of no new comments on materially different matters within the consultation period the Development Control Manager be authorised to GRANT Planning Permission subject to conditions including the following:

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. No development shall commence until details of the external stonework, including type, coursing and bedding of the natural stone, type of pointing and mortar mix, have been submitted to, and approved in writing by, the local planning authority. The external stonework shall be built to conform with the approved details.

Reason: In the interests of visual amenity.

4. No development shall commence until details of all new external joinery have been submitted to, and approved in writing by, the local planning authority. These details shall include depth of reveal, materials and full drawings including both horizontal and vertical sections, to a scale of not less than 1:10. The development/works shall be completed in accordance with the approved details and at no time shall the approved joinery be altered without the prior written approval of the local planning authority.

Reason: To enable the local planning authority to be satisfied with the completed appearance of the development.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) there shall be no extension or external alteration to any building forming part of the development hereby permitted.

Reason: In order to safeguard the amenity of the area by enabling the local planning authority to consider individually whether planning permission should be granted for extensions and external alterations.

6. Prior to the use or occupation of the development hereby permitted, and at all times thereafter, the proposed lower part of bedroom window on the NW elevation below 1.7m above internal floor level shall be glazed with obscure glass only.

Reason: In the interests of residential amenity.

7. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway details of which shall have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety.

8. Any entrance gates erected shall be hung to open away from the highway only and shall be set back a minimum distance of 4.5m from the carriageway edge.

Reason: In the interests of highway safety.

9. Before the access hereby permitted is first brought into use, the area between the nearside carriageway edge and lines drawn between a point 2.4m back from the carriageway edge along the centre line of the access and the extremities of the site frontage shall be cleared of obstruction to visibility at and above a height of 900mm above the nearside carriageway level and thereafter maintained free of obstruction at all times.

Reason: In the interests of highway safety.

10. No development shall commence until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the local planning authority:

- (1) walls, fences, gates and other means of enclosure;
- (2) ground surfacing materials;
- (3) finished floor levels of all buildings;
- (4) finished levels across the site;
- (5) the means of surface water disposal;
- (6) the means of foul sewage disposal.

The development shall be carried out in accordance with the details so approved.

Items 1 to 6 shall be completed prior to the use or occupation of the development.

Reason: In the interests of amenity and satisfactory layout.

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.

Plan References

Location plan, block plan, garage 04a Received by the local planning authority 09/09/08

Elevations 03b Received by the local planning authority 09/09/08

First floor plan 02c Received by the local planning authority 04/08/08

Ground floor plan 01b Received by the local planning authority 04/08/08

Reason for Decision

The proposed house is suitably designed and sited and will not unduly affect the amenity of neighbours. The proposal complies with policies H3 and C3 of the North Wiltshire Local Plan 2011.

Appendices:	NONE
Background Documents Used in the Preparation of this Report:	1.20, 2.02, 4.02, 4.04, 5.01