

REPORT TO THE DEVELOPMENT CONTROL COMMITTEE Report No.

Date of Meeting	12th March 2008
Application Number	08/00209/FUL
Site Address	8 Kitefield, Cricklade SN6 6NF
Proposal	Conversion of Dwellings into Four Self Contained Flats
Applicant	Mr Hester
Town/Parish Council	Cricklade
Grid Ref	409706 193973
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

This application proposes the conversion of two dwellings to 4 self contained flats. The site lies within the framework boundary of Cricklade and therefore the key points to consider are as follows:

- Implications on DC Core Policy C3 and Housing Policy H3
- Affect of the residential amenity of existing properties
- Design and scale of the development
- Impact on traffic and parking in the local area

Officer Recommendation

Planning Permission be GRANTED subject to the conditions

Contact Officer	Alison Grogan	01249 706671	agrogan@northwilts.gov.uk
------------------------	---------------	--------------	---------------------------

Proposal and Site Description

Planning permission was granted under reference 06/02719/FUL for an attached dwelling in the side garden of 8 Kitefield, this dwelling is currently under construction. This application seeks planning permission to convert the existing dwelling and the dwelling under construction to 4 No. one-bed flats with one parking space per flat provided within the site.

The site is on the corner of Kitefield with Hallsfield, which is a modern residential estate. The site slopes gently down towards Hallsfield.

Planning History		
Application number	Proposal	Decision
06/02719/FUL	Erection of Attached New Dwelling	Permission

Consultations

Cricklade Town Council - comments are awaited.

Wiltshire County Council Highways - support with conditions (see the recommendations).

Thames Water – advised that with regard to sewerage and water infrastructure, there is no objection to the planning application.

Representations

Six letters of objection have been received.

Summary of key points raised:

- Area prone to flooding, any prolonged rainfall results in flooding in this location;
- Area already suffers from a surfeit of vehicles especially at weekends, more vehicles parked in the area will make it dangerous for children and other road users;
- Potential increase in road traffic;
- One car space per flat is inadequate;
- Waste water systems are already unable to cope;
- Exacerbate road congestion in the area;
- Situated close to a busy corner;
- Out of keeping with the surrounding properties;
- Extra noise will be detrimental to the welfare of surrounding occupiers.

Planning Considerations

Principle of Development

The site lies within the defined settlement framework for Cricklade. The principle of residential development on this site complies with Policy H3 of the adopted Local Plan, however, the ultimate acceptability of the submitted scheme should be assessed against the criteria laid out in Policy C3.

Impact on Amenity

The application does not propose any alterations to the external appearance of the existing dwelling or the dwelling currently under construction. There will be internal alterations to convert the two buildings to four self contained one-bed flats and one car park space per unit will be provided within the site.

It is considered that the proposal will not have an overriding detrimental impact on the residential amenity of neighbouring occupiers.

There have been objections from local residents on the grounds that the existing drainage/sewerage infrastructure would be unable to cope with an additional dwelling, however, Thames Water have raised no objection to the scheme.

Design and Scale of Development

The application is for the conversion of the dwellings to four flats. Whilst this is a residential area it is acknowledged that there are no other flats in the vicinity of the site, however, the proposal will create an opportunity for a wider mix of housing types in the area.

Highways, Access and Parking

One parking space per flat has been provided within the site. There will be two spaces accessed from Kitefield for flats 3 and 4 and two spaces at the rear of the site accessed from Hallsfield for flats 1 and 2.

County Highways have raised no objection to the proposal subject to conditions. Concerns have been raised by local residents regarding the existing problems of on-street parking in the area, however, Highways are satisfied that the level of off-street parking proposed is acceptable for a development of this size.

Public Open Space

The proposal will require a financial contribution to be made towards the upgrading of nearby open spaces under Policy CF3 of the North Wiltshire Local Plan 2011, and the agent is aware of this requirement. This requirement can be made by condition should permission be granted.

Recommendation and Proposed Conditions/Informatives

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 works shall commence on site until details of sound insulation at ground and first floor level have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and to comply with policy C3 of the adopted North Wiltshire Local Plan 2011.

4 The development hereby approved shall not be occupied until 4 parking spaces have been provided within the curtilage of the site.

Reason: In the interests of highway safety

5 - 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 interest of highway safety.

6 The first 4m of the driveway shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety.

7 Prior to the commencement of the development hereby permitted, details of materials to be used externally shall be submitted to, and approved in writing by, the local planning authority. The development shall be built in the materials approved.

Reason: In the interests of visual amenity.

8 Prior to the commencement of the development hereby permitted, details of the following matters (in respect of which approval is expressly reserved) shall be 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 hereby permitted.

Reason: In the interests of amenity and satisfactory layout.

9 The development hereby approved shall not begin until a scheme for a contribution towards the creation of, or improvement and/or management of, existing public open space, in accordance with the North Wiltshire Open Space Study, has been submitted to and approved in writing by the Local Planning Authority. Such a contribution shall be made in accordance with the timing detailed within the approved scheme.

Reason: In accordance with policies C2 and CLF3 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, H3 and CF3

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.

Plan Ref: Site Location Plan, Drawing showing Floor Plans, Drawing showing elevations approved under 06/02719/FUL received by the LPA on the 29th January 2008.

Reason for Decision

The proposal accords with policies H3 and C3 of the North Wiltshire Local Plan 2011, in that it has acceptable visual impact upon the surrounding area, does not have a materially detrimental impact upon the amenity of neighbouring properties and does not compromise highway safety.

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 2.02 2.24 4.02 4.03