

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	24th September 2008
Application Number	08/01010/FUL
Site Address	Land at Rowden Lane, Chippenham, Wiltshire
Proposal	Amendment to Already Approved House Types to Residential Development at Rowden Lane. Plots 4-8, 19, 20, 23, 24, 26, 28, 29, 35 & 36, House Type S
Applicant	Redcliffe Homes Ltd
Town/Parish Council	Chippenham
Grid Ref	390989 172416
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 there have been more than 5 letters of objection. It was deferred from Planning Committee on 3rd September to allow local residents to be consulted on the amended description which includes an additional plot number.

Summary of Report

This application proposes the amendment of fenestration and porch details to 16 dwellings under construction in the first phase of the development of the Rowden Lane housing site permitted at appeal by 02/00600/FUL. The considerations are:

- Impact on neighbouring properties
- Impact on design

Officer Recommendation

Planning Permission be GRANTED subject to the conditions

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Proposal and Site Description

The proposal is to "improve" the detailing of the previously approved house types on this part of the Rowden Lane. The changes are the addition of a bathroom first floor window and ground floor french doors on the rear elevation, the addition of a first floor window to the front and amendments to the porch detail to simplify the entrance to the houses.

There has been no other change to the dwellings.

Planning History		
Application number	Proposal	Decision
02/00600/FUL	138 houses and associated works.	Allowed at Appeal.
07/03151/FUL	Amendment to conditions 2,3,6, 8 and 9 of 02/00600 regarding access.	Allowed at Appeal

Consultations

The Town Council has no objections

Wiltshire County Council Highways has no objections.

Environment Agency has no objections.

Representations

10 local residents object as follows:

- The site is in the floodplain
- The site is contaminated
- The height and layout should be no different.
- There should be no more houses.
- Brookfields is an existing farm and houses should not be built close to it.

Planning Considerations

Principle of development

The principle of the residential development of this site has been established at appeal under reference 02/00600/FUL and there is no application to increase the number of houses or their position. The changes are to alter the fenestration and to alter the porch design

Impact on Amenity

The dwellings are sited within the site and the changes to the fenestration will not introduce any overlooking issues.

The changes to the porch detail are not considered to be significant.

The changes are considered to be acceptable and in line with the Inspector's original decision on 02/00600/FUL.

Recommendation and Proposed Conditions/Informatives

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 permission hereby granted shall specifically and only relate to alteration of fenestration, and alterations to porch details of the specified dwellings as part of the construction of 138 dwellings with ancillary roads, public open space and ancillary works granted planning permission under the Council's planning reference 02/00600/FUL granted on 9th December 2002. The two permissions shall therefore be read together and all conditions applied to the original permission, reference 02/00600/FUL, as amended by subsequent permission 07/03151/FUL, shall continue to apply to the development.

Reason: To define this permission and ensure the development is carried out in accordance with the conditions of the original permission.

Informative

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.

Drawings S-12 rev A, S-02 rev A, S-05 rev A, S-08 rev A, 2361.S.Type, 16/03 rev A, 16/04 rev A, 16/02 rev A and 100 rev D received by the local planning authority 24.4.2008

Reason for Decision

It is considered that the alterations to the design of the properties do not adversely affect the appearance of the development as a whole or the amenity of nearby residential properties and is in accordance with policies C3 and H3 of the North Wiltshire Local Plan 2011 and with the Inspector's decision on application 02/00600/FUL.

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, 2.04, 2.07, 4.02, 4.04, 4.06, 4.07.