

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	15th October 2008
Application Number	08/02030/FUL
Site Address	64 Dickens Avenue, Corsham, Wilts. SN13 0AQ
Proposal	Erection Of Two-Storey Side Extension To Form Two Flats Following Demolition Of Garage (Revision To 08/01182/FUL)
Applicant	Mrs W Wright
Town/Parish Council	Corsham
Grid Ref	386793 170552
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 Councillors Marston and Hartless have requested that the application be considered by committee so that the impact on the local environment, neighbours and the traffic parking in the neighbouring roads may be considered.

Summary of Report

The application is to demolish a garage at the side end-terraced house and erect a two storey extension with a gabled front to accommodate two 1-bed flats. Parking for the flats and the existing house is proposed at the front.

Officer Recommendation

Subject to the completion of an agreement to provide a public open space contribution:

Planning Permission be GRANTED subject to the conditions

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Proposal and Site Description

Dickens Avenue is located in a post-war housing estate with a fairly uniform design of houses with a variety of extensions.

The proposal is to erect a two storey extension to the side which will protrude forward of the front wall of the house and have a gable end. There will be a 1-bed flat on each floor. 64 Dickens Avenue will remain as a two storey house. A parking space for each flat and two for the house will be provided at the front.

Planning History		
Application number	Proposal	Decision
08/01182/FUL	Erection of two storey side extension to form 2 flats	Withdrawn

Consultations

Corsham Town Council: Resolved that the application be refused as it contravenes Corsham Town Council planning policy PPO2. It will also cause parking problems.

Wiltshire County Council Highways: Recommend conditional permission.

Environmental Health: No objections

Representations

None received.

Planning Considerations

The site is within the town where residential development is acceptable in principle under policy H3.

The design of the extension relates well to the existing building and is very similar to that permitted next door (No 66) (06/02711/FUL). Similar proposals have also been granted at no 79 (08/00827/FUL) and 52 (07/02283/FUL). There will be no unacceptable adverse impact of the amenity of neighbours and the car parking provision is acceptable, in accordance with adopted standards.

Recommendation and Proposed Conditions/Informatives

Subject to the completion of an agreement to secure a contribution to public open space, 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 materials to be used externally for the roof and walls on the proposed development shall match that of the existing building in terms of type, colour, size and finish unless otherwise agreed in writing by the local planning authority prior to works commencing.

Reason: In order to ensure the satisfactory appearance of the completed development and to comply with Policy C3 of the North Wiltshire Local Plan 2011.

4. The area allocated for parking on the submitted plan (two spaces per dwelling) shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of amenity and highway safety and to comply with Policy C3 and H8 of the North Wiltshire Local Plan 2011.

5. Before the dwellings hereby approved are first occupied, a properly consolidated and surfaced parking area (not loose stone or gravel) shall be constructed 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 and to comply with Policy C3 and H8 of the North Wiltshire Local Plan 2011.

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 1288-LOC

Plans and elevations 1288/01.A received by the local planning authority 26/07/08

Reason for Decision

The proposal, by reason of its design, size and siting, is considered to be acceptable and will have no significant detrimental impact on the streetscene or on the amenities currently enjoyed by the adjoining residents. This proposal is in accordance with Policy C3 and H8 of the North Wiltshire Local Plan (2011).

Appendices:	NONE
Background Documents Used in the Preparation of this Report:	1.20, 2.02, 4.03, 5.01, 5.02