

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	17th December 2008
Application Number	08/02504/FUL
Site Address	1 Lypiatt Mead, Corsham SN13 9JL
Proposal	Erection of a Dwelling
Applicant	Mr Hancock
Town/Parish Council	Corsham
Grid Ref	387297 169478
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 Hartless and Marston have requested that the application be considered by committee to assess to impact on the character and appearance of the area and the impact on green space.

Summary of Report

This application proposes the erection of an attached dwelling. The site lies within the framework boundary of the town 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

The applicant be invited to enter an Agreement in respect of the following matters:

- (i) Public Open Space Financial Contribution

following completion of which the Implementation Team Leader (Development Control and Listed Buildings) be authorised to GRANT Planning Permission.

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

Proposal and Site Description

1 Lypiatt Mead is a semi-detached property and the proposal is for an attached house to be built in the side garden, which will create a terrace of three. There is a mixture of housing in the area, with a three storey block of flats to the north of the site facing onto Dicketts Road, and the majority of Lypiatt Mead made up of short terraces and semi-detached properties.

There is an access road along the side boundary to the north between the site and the flats, which is the access to a large garage court.

Planning History		
Application number	Proposal	Decision
08/02020/FUL	Erection of Two Dwellings	Withdrawn

Consultations

Corsham Town Council - Comments are awaited.

Wiltshire County Council Highways - No objections subject to conditions.

Wessex Water – It is recommended that a condition or informative is placed on any consent to require the developer to protect the integrity of Wessex systems and agree prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site.

Representations

Two letters of objection have been received.

Summary of key points raised:

- The drains are unable to cope and the system cannot accommodate further dwellings.
- Parking in the area is horrendous - this will be made worse by visitors etc to the new house.
- Problems with the access as children congregate in the area, there have been two incidents involving parked cars and children in recent years.
- De-valuation of property – the proposal would make it part of a terrace rather than a semi-detached property.
- This type of property is out of character with the area and similar properties close by have failed to sell.
- The proposal would have a dominating and overbearing effect on the amenities of the area.

Planning Considerations

Principle of Development

The site lies within the defined settlement framework for Corsham. 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 proposed dwelling will be situated in the garden to the side of No. 1 Lypiatt Mead and it will be

staggered approximately 3 metres further back into the site. There is an access road to the garage block along the side boundary and a block of three storey flats to the other side of the access road.

It is considered that the proposal will not have an overriding detrimental impact on the amenity of neighbouring properties in terms of overlooking and privacy.

A concern was raised in relation to property values as this proposal would result in the existing dwellings becoming a terrace rather than a pair of semi-detached properties, however, property value is not a planning consideration.

Concerns have also been raised regarding the inadequacy of the mains drains in the area, Wessex Water have raised no objection but have recommended that a condition or informative is placed on any consent to require the developer to protect the integrity of Wessex systems and agree prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site.

Design and Scale of Development

The proposed dwelling is of simple appearance and not too dissimilar to the existing properties in the area. The proposed materials are render with concrete tiles to match the existing properties. The proposed dwelling will have three bedrooms and a bathroom at first floor level and a kitchen and lounge/diner on the ground floor.

As stated earlier in the report, there is a mixture of house types in the area with the majority being semi-detached and short terraces, many of which have been extended and altered over the years. It is considered that the proposed dwelling will be in keeping with the character and appearance of the area.

Highways and Parking

The site has been previously used for parking in conjunction with No.1 Lypiatt Mead and there is a requirement for alternative parking to be created for the existing property in addition to two parking spaces for the proposed dwelling. The plans show that four spaces will be created, two for both the existing and proposed and all will be accessed from Lypiatt Mead. Much of this estate was built with no off street parking and many of the properties have created parking within the front gardens, therefore, it is considered that this proposal will not appear out of character with the area.

Highways have raised no objection subject to conditions.

Section 106 Contribution

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. The applicant has agreed to the amount and a S106 Legal Agreement is in the process of being prepared.

Recommendation and Proposed Conditions/Informatives

Following completion of the S106 Legal Agreement, planning permission be GRANTED subject to 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. 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 etc
- (2) Ground Surface Materials
- (3) Surface Water disposal
- (4) Foul sewage etc

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

Items 1 to 4 shall be completed prior to the use or occupation of the development hereby permitted.

Reason: In the interests of amenity and satisfactory layout.

4. All external materials to be used shall match those of the existing building in respect of type, size, colour, pointing, coursing, jointing, profile and texture, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the appearance of the development and the surrounding area.

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. Before the dwelling(s) hereby approved is first occupied, the access shall be properly consolidated and surfaced (not loose stone or gravel) and a new vehicular crossing shall be constructed, details of which shall have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety.

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.

Informatives:

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

North Wiltshire Local Plan 2011:- C3 and H3

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, Block Plan and Drawing No. 08/623/02 received by the local planning authority on the 3rd November 2008.

3. The applicant's attention is drawn to the contents of the attached letter from Wessex Water dated 20th November 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.

Appendices:	<ul style="list-style-type: none">• NONE
Background Documents Used in the Preparation of this Report:	<ul style="list-style-type: none">• 1.21 2.02 2.24 4.02 4.04 4.03 5.01