

REPORT TO THE DEVELOPMENT CONTROL COMMITTEE			Report No. 8(b) 4
Date of Meeting	8 <sup>th</sup> April 2009		
Application Number	09/00139/FUL		
Site Address	84 Longleaze, Wootton Bassett, Wilts. SN4 8AU		
Proposal	Erection of Detached Bungalow		
Applicant	PARS Development, c/o Agent, 30, The Causeway, Chippenham		
Town/Parish Council	Wootton Bassett		
Grid Ref	64040    30003		
Type of application	Full application		
Case Officer	Tracy Smith	01249 706642	tsmith@northwilts.gov.uk

#### **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 8<sup>th</sup> April 2002 because former North Wiltshire District Council Councillors Wannell and Bucknell requested that the application be considered by committee to assess the impact on the area under the former scheme of delegation. This application has been brought to the committee at the discretion of the Area Development Manager.

### **1. Purpose of Report**

**To consider the above application and to recommend that the applicant be invited to enter an agreement in respect of a Public Open Space Contribution following completion of which the Area Development Manager be authorised to GRANT permission.**

### **2. Main Issues**

This application proposes the erection of a detached single dwelling to the rear of 84 Longleaze which itself is a detached dormer bungalow. The dwelling would take its access off of Betjeman Avenue.

The site lies within the framework boundary of the town and the key considerations are as follows:

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

### **3. Site Description**

No. 84 Longleaze is a detached dormer bungalow which benefits from a long rear garden which extends some 29 metres in length.

The garden to the rear backs onto the end of the cul de sac (Betjeman Avenue) but is physically separated via a close boarded fence with rear entrance gate. A telegraph pole and street lamp lies outside but adjacent to the site and would need to be resited.

Betjeman Avenue at this location is characterised by semi-detached bungalows set back from the road with off street parking. On street parking is also available. Beyond the adjacent bungalows

are houses again with both on and off street parking provided. A pedestrian route to the school separates the bungalows from the houses.

#### **4. Planning History**

There is no planning history of relevance to this application.

#### **5. Proposal**

The proposed development comprises a detached single storey dwelling to the rear (in the garden) of no. 84 Longleaze. Access is proposed via Betjeman Avenue onto which the proposed dwelling would front. The dwelling would face onto the end of the cul de sac at this location.

#### **7. Consultations**

**Wootton Bassett Town** object on criteria 1, 3, 4, 7 and 8 of Policy C3 of the North Wiltshire Local Plan 2011.

**Thames Water** have no objections

**Wessex Water** comments awaited.

**NWDC Drainage Engineer** comments awaited.

#### **8. Publicity**

The application was advertised by site notice, press advert and neighbour consultation.

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

- highways impact/safety
- drainage
- harm to the boundary line and character of the area
- reduction in property values
- disruption from construction traffic
- relocation of street lighting and telegraph pole
- potential for precedent

One letter of support has been received.

#### **9. Planning Considerations**

##### Principle of development

The site lies within the framework boundary of Wootton Bassett and thus the principle of development is acceptable subject to the relevant criteria of Policy C3 being satisfied.

##### Highways and Access

This part of Betjeman Avenue is characterised by semi-detached bungalows, some with garaging and off street parking for at least one car together with on street parking.

The applicant has a vehicular access to the rear. This is not used at present, but could be at any time.

The neighbour at no.47 is registered disabled and has raised concerns that his ability to park on the road will be compromised. No. 47 has no garage following conversion to residential, however, by the objectors own admission, the property has one off street space. The neighbour states the need to park outside his property.

Whilst the neighbours situation is appreciated, the availability of one off street parking space will assist in meeting his needs. There is on street parking available to the front of his property at a marginally further distance.

The officer has visited the site on several occasions specifically at the end of the school day. No vehicles parked to the front of the bungalows but several vehicles parked further along.

It is important to note the existing but unused rear access to no.84 Longleaze and the fact that Highways raise no objection to the proposed development.

#### Character and Appearance of the Area

As mentioned above, Betjeman Avenue is characterised by both modern estate houses and bungalows. That development directly adjacent the site comprises a group of two modern semi-detached bungalows. Whilst the bungalows are set back from the road, this feature is not of such distinguished significance as to warrant further replication or is such that it can be harmed through the siting of the proposed dwelling at the edge of the highway. Given the proposed dwelling faces onto the end of the cul-de-sac and to an extent "completes" this dead end, it is considered acceptable that it takes a different form.

Given that neither of the properties adjacent no. 84 Longleaze benefit from such a rear access onto Betjeman Avenue, it is unlikely that any similar proposals could be adequately accessed and would appear out of keeping unlike the application proposal. Thus as mentioned above, there is little or no opportunity for precedent in this instance.

#### Drainage

Thames Water raise no objections.

At the time of preparing this report consultations are outstanding for the Council's drainage engineer and Wessex Water.

#### Section 106 Contribution

A contribution is required towards open space in accordance with Policy CF3. The agreement is expected to be completed in time for the Committee.

### **10. Recommendation and Proposed Conditions/Informatives**

The applicant be invited to enter an agreement in respect of a Public Open Space Contribution following completion of which the Area Development Manager be authorised to GRANT permission.

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, gates and other means of enclosure;
- (2) ground surfacing materials;
- (3) finished floor levels of all buildings;
- (4) finished levels across the site;

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

Reason: In the interests of amenity and satisfactory layout.

4. No development shall commence until details of materials to be used externally have been 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.

5. The area allocated for parking on the submitted plan 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 road safety.

6. Before the dwelling(s) hereby approved is first occupied, a properly consolidated and surfaced access (not loose stone or gravel) to the proposed garage shall be constructed, details of which shall have been submitted to and approved 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 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 Reference

2100/001 and 02 Dated 26 January 2009

3. Attention is drawn to the Legal Agreement relating to this development or land which has been made pursuant to Section 106 of the Town and Country Planning Act 1990, Section 111 of the Local Government Act 1972, Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 or other enabling powers.

## Reason for Decision

The proposed development by reason of its scale, design and siting is considered to be in keeping with the character and appearance of the area, would not prejudice the residential amenities of adjacent properties and is acceptable on highways grounds. Accordingly, the proposal complies with Policy C3 of the North Wiltshire Local Plan 2011.

<b>Appendices:</b>	<b>NONE</b>
<b>Background Documents Used in the Preparation of this Report:</b>	<b>1.20; 2.02; 2.24; 4.02; 4.04</b>