

<b>REPORT TO THE NORTHERN AREA PLANNING COMMITTEE</b>			Report No. 6 (5)
<b>Date of Meeting</b>	29 <sup>th</sup> April 2009		
<b>Application Number</b>	09/00010/FUL		
<b>Site Address</b>	5 Lypiatt Mead, Corsham, Wiltshire, SN13 9LZ		
<b>Proposal</b>	Side & Rear Extensions and Conversion of House to 3 Self Contained Flats		
<b>Applicant</b>	Direct Property Services (Wiltshire) Ltd		
<b>Town/Parish Council</b>	Corsham		
<b>Electoral Division</b>	Corsham & Lacock	<b>Unitary Member</b>	Mr P Davis
<b>Grid Ref</b>	387298 169500		
<b>Type of application</b>	Full Application		
<b>Case Officer</b>	Christine Moorfield	01249 706686	christine.moorfield@wiltshire.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 as 5 letters of objection have been received.

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

**To consider the above application and to recommend that planning permission be GRANTED subject to conditions.**

### **2. Main Issues**

This application is for the erection of a single storey extension at the side and rear of the semi-detached dwelling and the subdivision of the house into 3 no. Flats. The key points to consider are as follows:

- Implications on DC Core Policy C3
- Implications on Policy H8 which considers residential extensions.
- Implications on Policy H3 which relates to new residential development.
- POS contributions

### **3. Site Description**

The development site is located within an estate of similar two storey dwellings which are mainly semi detached and terraced. This unit is a semi detached property with side access. There are rear and front gardens. There have been other properties in the vicinity that have been extended and subdivided into smaller units.

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

Application number	Proposal	Decision
08/00279FUL	Side and rear extension and conversion of house into 4 flats	Withdrawn

## **5. Proposal**

The proposal as originally submitted sought permission for a two-storey extension to the rear and side of the property in order that it could be subdivided into 4 no. Flats. Car parking was to be provided along the frontage of the dwelling. Following discussions with officers the scheme has been amended and now proposes single storey side and rear extensions, the dwelling is to be subdivided into 3 flats and as before the car parking is provided outside the front of the dwelling.

The development site is located within an estate of similar two storey dwellings which are mainly semi detached and terraced.

The scheme includes one single bed flat and one two bed flat on the ground floor and a two bed flat on the first floor.

## **6. Consultations**

### **The Town Council**

Object to 4 no. Flats as the development is contrary to C3 i, iii vii and viii also H8 i, ii and iii Local Plan policies.

### **Wiltshire County Council Highways**

No objection raised to the subdivision of the unit into 4 one bed flats.

In respect of the 3 no. Flats – recommend refusal on the basis that there should be two spaces for each two bed unit and one space for the single bed roomed unit therefore 5 no. Spaces are required.

## **7. Publicity**

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

### **9 Objections to 4 flats-**

- Parking and traffic implications
- Already used as bedsits property in poor state of repair.
- Incongruous with area.
- Loss of amenity to residents through noise, loss of light,
- Inadequate parking creating problems for adjacent residents.
- Impact on drainage
- Encroachment on adjacent property
- Extension too large

### **1 Objection to 3 flats**

- Incongruous with area.
- Loss of amenity to residents through noise, loss of light,
- Inadequate parking.

## **8. Planning Considerations**

### **Parking and traffic generation**

The scheme includes 3 parking spaces at the front of the property. Whilst highways consider this to be too little this level of parking does comply with the council's maximum standards. There is one space provided for each unit which is a level of parking provision that has been agreed in other such developments within this area.

It is not considered that the manoeuvring of vehicles in and out of the site should have a detrimental impact on traffic safety in this locality.

### **Design and scale of development**

The proposed extensions are in keeping with the character and appearance of the host dwelling. The extensions have been reduced to single storey in order to minimize the impact on the appearance of the dwelling. By reducing the bulk of the extension the development has a much reduced impact on the adjoining dwelling as well as not encroaching on the adjacent property. The rear extension has been set in from the boundary.

### **The use of the building**

This property is located within the Corsham framework boundary where residential development is in principle acceptable. The subdivision of this extended property does create a more intensive use of the site. However amenity space is provided to the rear of the premises as is a bin store. The scheme can provide adequate parking provision off the street and it is considered that the amenity of the separate households on the site should not suffer unduly from the parking layout in terms of noise disturbance and lights at night.

### **Public open space**

A draft section 106 agreement has been issued.

## **9. Conclusion**

The proposed extension, by reason of its design, scale and massing, is acceptable as an extension to this semi detached dwelling. The use of the building as subdivided is considered acceptable in terms of the living accommodation provided and the impact that this intensified use will have on the locality. The proposal is considered to comply with policies C3, H3, CF3 and H8 of the North Wiltshire Local Plan 2011.

## **10. Recommendation**

The applicant be invited to enter an agreement in respect of public open space following completion of which the Area Development Manager be authorised to GRANT permission.

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. 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.

4. No development shall commence until details/samples 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. Prior to the use or occupation of the development hereby permitted, the car parking areas shown on the approved plans shall be provided and shall thereafter be kept available for the parking of vehicles at all times.

Reason: In the interests of road safety.

6. 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) the means of surface water disposal;
- (4) the means of foul sewage disposal.
- (5) bin store details

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

Items 1 to 5 shall be completed prior to the use or occupation of the development hereby permitted.

Reason: In the interests of amenity and satisfactory layout.

## Informatives

1. The applicant's attention is drawn to the contents of the attached letter from Wessex Water dated 08/01/09.

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.

Site location plan f1956-01-b received by the local planning authority 12/03/09, Design and Access Statement received by the local planning authority 5/01/09

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

North Wiltshire Local Plan 2011:- C3, H3, CF3 and H8

<b>Appendices:</b>	<b>None</b>
<b>Background Documents Used in the Preparation of this Report:</b>	<ul style="list-style-type: none"><li>• 1.20</li><li>• 2.02</li><li>• 4.02</li><li>• 4.03</li><li>• 4.07</li><li>• 5.01</li></ul>

