

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE			Report No. 6 (6)
Date of Meeting	27 May, 2009		
Application Number	N/09/00493/REM		
Site Address	Glen-Pac (Southern) Ltd, The Forty, Cricklade, Wiltshire SN6 6HW		
Proposal	Erection of Eleven Dwellings & New Access (Revised Scheme).		
Applicant	Mr J Stapleton		
Town/Parish Council	Cricklade		
Electoral Division	Cricklade	Unitary Member	Mrs Dixon
Grid Ref	409887 193194		
Type of application	Approval of Reserved Matters		
Case Officer	Tracy Smith	01249 706642	tracy.smith@wiltshire.gov.uk

This application has been submitted to the Committee for decision under the scheme of delegation because Cllr Helen Dixon has requested that the application be considered by committee in the public interest to consider the impact on the character of the area and the amenity of neighbours and to seek clarification on flooding and drainage issues.

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 seeks the approval of reserved matters for eleven dwellings on the site of Glen-Pac at The Forty. The application follows the approval of outline permission in 2006 (06/00025OUT refers) and the refusal of a recent reserved matters application to which 08/2792REM refers.

Siting (including the number of units) and means of access were approved as part of that application and the principle of residential development on the site was established.

Due to changes in legislation in respect of outline applications and reserved matters, the scheme provides details of scale, design, external appearance and landscaping.

Since this application was submitted the scheme has been amended in respect of Plot 6 (changes to the design and ridge height) and car ports for Plots 2, 8, 9, 10 and 11 instead of garages.

The key issues in considering this application are:

- Implications on DC Core Policy C3
- Design and scale of the development
- Affect of the residential amenity of existing properties

3. Site Description

The site comprises previously developed land within the framework boundary of Cricklade. It is currently occupied by the packaging company known as Glen-Pac. The site contains a large single storey building with substantial hardstanding around.

The site currently has two accesses off of The Forty and is surrounded by residential development with bungalows to the south of the site.

4. Relevant Planning History		
Application Number	Proposal	Decision
06/0025OUT	Erection of 11 dwellings	Granted
08/02792REM	Erection of 11 dwellings and new access (reserved matters) The application was refused for the following reasons: "1.The proposed scheme fails to respect the local character and distinctiveness of the area and will result in unacceptably low levels of privacy and amenity in relation to adjacent dwellings. The application is contrary to Policy C3 (i) and (iii) of the North Wiltshire Local Plan 2011."	Refused

5. Proposal

The application supplies details of reserved matters in respect of scale, design, external appearance and landscaping. Siting (including the positioning of development including dwellings, garages and parking) and means of access have been approved as part of the outline application and cannot be considered at this time.

The scheme comprises two storey dwellings and a one and a half storey dwelling with varying ridge heights in the form of terraced, semi-detached or detached dwellings.

Plots 9-11 front the site and comprise a terrace of three dwellings with a common ridge height of 7.7 metres. The dwellings all have open porches with Plots 10 and 11 having two storey additions to the . The dwellings will be set back from the pavement and be constructed of bricks, with stone lintels and reconstituted slate.

Plots 1-3 are located on the western part of the site with rear gardens adjoining the properties known as The Barn and Butts Close. The dwellings will be two storey with a ridge height of 7.5 metres. The dwellings will be constructed of render, natural stone and Red Brindled plain tiles. All dwellings have a mix of open and enclosed front porches.

All rooms on the rear elevations serve either bathrooms or landings with the former proposed to be obscure glazed.

Plots 4, 5 and 6 are located to the rear of the site and comprise two storey detached dwellings (Plots 4 and 5) whilst Plot 6 comprises a one and a half storey dwelling.

Plot 4 has a ridge height of 7 metres (this has been reduced by 400mm) and is characterised by half dormers and an open porch on the front elevation with a half dormer and single storey addition to the rear. Only windows serving bathrooms and landing are proposed in the rear elevation.

The dwelling is proposed to be constructed of brick with stone lintels with Red Brindled plain tiles.

Plot 5 has a proposed ridge height of 7.7 metres with a front two storey gable feature. and single storey addition to the rear. The dwelling is proposed to be constructed of reconstituted Cotswold stone and slate. All windows proposed in the rear elevation will serve bathrooms and will be obscure glazed.

Plot 6 has been revised following the previous refusal. It remains sited in the south east corner of the site and now comprises a one and a half storey dwelling with a ridge height of 6.4 metres, with a single storey rear extension having a ridge height of 4.7 metres. Accommodation is provided in the roof space and a roof light is proposed in the rear elevation serving a landing.

Plots 7 and 8 comprise semi-detached dwellings with a ridge height of 7.6 metres with front porches and rear two storey additions. The dwellings will be constructed of plain tiles and reconstituted stone.

In terms of parking, the scheme provides a total of 21 car parking spaces. Of these 5 will be in garages (serving Plots 3, 4, 5, 6 and 7) with parking to the front (again 5 spaces total), 5 spaces will be in car ports with parking also to the front of these for 6 spaces.

The applicant has revised the scheme in order to ensure that car ports are used for parking since it was possible for a number of the garages to be used for storage.

6. Consultations

Cricklade Town Council - have submitted detailed comments which can be viewed on the file. The comments are summarised as follows:

- Plot 6 has been amended to a "dormer bungalow". "Whilst this mitigates the overbearing nature of the previous plans it is a moot point as to whether it goes far enough."
- concerns remain in respect of drainage
- concerns also expressed regarding parking arrangements and the low provision of garaged units which will lead to on-street parking and associated problems. The Town Council subsequently expect the developer to fund the implementation and enforcement of on street parking controls and other traffic management measures.
- lack of open space provision and guidance contained in PPS3.

Highways - no objection

Drainage Engineer - no objection.

7. Publicity

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

Five letters of objection received on the following grounds:

- scale of development out of keeping with the character and appearance of the area
- loss of light/overbearing impact
- highways/parking
- drainage

8. Planning Considerations

Scale of development - character and appearance of the area

Concern expressed at the Committee Meeting on 18 March 2009 expressly related to Plot 6 and its scale and height. The reason for refusal took a broader and non specific approach stating that the scheme failed to respect the local character and distinctiveness of the area.

Plot 6 has been revised and it now is a one and a half storey dwelling with accommodation in the roof. It has a ridge height of 4.7 metres and this is in keeping with the ridge heights of nos. 2 and 3 Water Furlongs which are bungalows and have a ridge height of 4.3 metres.

It is considered that this amendment would not result in the development being out of keeping with the character and appearance of the area.

No. 3 Water Furlongs have requested all plots on this boundary be reduced to 4.3 metres in height.

It is considered that due to the siting, distance and orientation of no. 3 Water Furlongs and Butts Close (also a detached bungalow), such a requirement is not necessary.

It is understood that the Town Council at its meeting suggested Plots 9-11 be turned around to prevent parking to the front. The very nature of The Forty is that development fronts onto the road. The siting of the units has already been approved and notwithstanding this fact, such a suggested change would be wholly out of keeping with the character and appearance of the area.

The development by reason of its scale and design is considered to be in keeping with the character and appearance of the area.

Impact on residential amenity

The scheme has been devised so that there are no habitable rooms are located in the rear elevations of Plots 1-5. Only windows serving either bathrooms (to be obscure glazed) and landings are proposed in the rear elevations thus there will be no overlooking of no. 3 Water Furlongs and Butts Close.

Plot 4 is situated to the rear of the site on the southern boundary 10 metres to the north of the property known at Butt Close, a detached bungalow. The proposed dwelling would be sufficiently far from Butts Close as to not have an overbearing impact on the property together with the fact that there are tall conifers on this boundary.

Plot 5 and in particular its two storey element is sited some 13 metres to the north of the boundary with no. 3 Water Furlongs, a detached bungalow. As with Plot 4 there are no windows serving habitable rooms proposed in the rear elevation. Accordingly, there is no overlooking of no. 3 Water Furlongs. The proposed dwelling is considered to be of a scale and sited at sufficient distance so as to not have an overbearing impact on the residential amenity of no. 3 Water Furlongs.

Plot 6 has been amended to the effect that it is now only one and a half storeys in height. A window is proposed in the roof on the rear elevation serving a landing. This landing rooflight is above head height.

The only window proposed in the rear elevation in the accommodation in the roof here are now windows serving non-habitable rooms in the rear elevation, with all windows in the elevation to be obscure glazed.

The dwelling (the two storey element) is to be sited some 13 metres to the north of no. 2 Water Furlongs. No. 2 Water Furlongs is a detached bungalow which faces towards a private access which also serves the adjacent no. 3 and is subject of comings and goings from adjacent residents and any associated visitors.

It is acknowledged that the outlook of no. 3 Water Furlongs will be altered by the adjacent development. However, given the fact that no. 3 fronts onto a shared private drive and the distance of Plot 6, it is considered that the proposed development would not have an overbearing impact on the residential amenity of that property.

Such distances and relationships between dwellings are not uncommon and are not grounds for refusal in this instance.

Highways/Parking

The level of parking on the site has been accepted through the approval of the outline application and Highways continue to raise no objection.

The scheme provides 21 car parking spaces. Six of these spaces are in car ports and five in garages. 10 parking spaces are allocated to the front of the garages/car ports.

Based on the Council's maximum standards the scheme could provide a total of 24 spaces. It must be emphasised that this is a maximum and that Highway raise no objections to this.

Drainage

The officer is aware of drainage problems in the locality. The principle of development has been established at outline stage when this matter was considered. Details of surface water drainage and foul disposal are to be provided before the commencement of any development. Such details will be discussed in detail with the Council's Drainage Engineer and Thames Water, both of whom have no objection to this development. It should be noted that the development is required only to ensure that it does not increase surface water run-off as opposed to addressing the problems outside of the site.

It is appreciated that flooding events have recent occurred and the drainage details will be considered closely in this respect. As reported to the Committee in March the redevelopment of the site and the scheme proposed represents an opportunity to reduce surface water runoff from the site. This is due to the fact that the site contains a significant amount of non-permeable surfaces in the form of hard standing. At present 85% of the application site is covered with hard standing (52%) and buildings (33%).

The proposed development would result in dwellings comprising only 29% with the remainder comprising garden, graveled drives, block pavers and only 7 metres of tarmac.

Consequently, the gardens, pavers and graveled areas provide significantly more permeable surfaces on the application site than currently existing and as a result there can be no increase in surface water run-off from this site.

Notwithstanding the information above, it must be emphasised that this application is for specific “reserved matters” and drainage cannot be considered under this application.

Open Space Provision

Planning contributions in respect of matters such as affordable housing, education and open space can only be sought in respect of outline applications and full applications. Contributions cannot be sought retrospectively on reserved matters applications notwithstanding any change in policy circumstances.

For information, however, at the time of the outline application, there was no such requirement for an off-site contribution towards open space based on Policy RLF2 (see Appendix I) of the former local plan.

Notwithstanding the above, PPS3 as referred to in the Town Council's submissions came into effect after the current Local Plan was adopted. Paragraph 17 does state that where family housing is proposed, it is important to ensure that the needs of children are taken into account and that there is good provision of recreational areas, including private gardens, play areas and informal play space.

The scheme provides gardens for each of the dwellings and thus the development has taken this matter into account in so far as it is reasonable and necessary. These matters are not, however, for consideration under this application and, rightly, were not a reason why the previous application was refused.

9. Conclusion

The scheme is considered to be acceptable in terms of its design, external appearance and landscape and would not be detrimental to the residential amenities of adjacent properties by reason of any overbearing or loss of privacy. The scheme accords with Policy C3 of the North Wiltshire Local Plan 2011 and appears to overcome members' objections to the previous application.

10. Recommendation

Planning Permission be GRANTED for the following reason:

The proposed development by reason of its scale, design and external appearance is considered to be in keeping with the character and appearance of the area and would not result in the detrimental impact on the residential amenity and privacy and adjacent dwellings. The proposal accords with Policy C3 of the adopted North Wiltshire Local Plan 2011.

Subject to the following conditions:

- 1 No development shall be carried out on site until a sample panel of the render to be used on the external walls has been made available on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: In the interests of visual amenity and the character and appearance of the area.

POLICY-C3

- 2 No development shall be carried out on site until details and samples of the materials to be used for roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

POLICY-C3

- 3 Before the development hereby permitted is first occupied the window(s) in the rear elevation(s) serving the bathroom windows in Plots 1-5 (inclusive) shall be glazed with obscure glass only and the windows shall be maintained with obscure glazing at all times thereafter.

REASON: In the interests of residential amenity and privacy.

POLICY C3

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

POLICY-C3

- 6 The roads (including footpaths and turning spaces where applicable) shall be constructed in such a manner as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

REASON: To ensure that the development is served by an adequate means of access.

POLICY- C3

- 7 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

POLICY-C3

Appendices:	Appendix 1 Policy RLF2 of the North Wiltshire Local Plan 2001
Background Documents Used in the Preparation of this Report:	1.20 2.02 2.24 3.03 4.02 4.03, 4.04 5.01