

<b>REPORT TO THE NORTHERN AREA PLANNING COMMITTEE</b>			Report No. 6 (8)
<b>Date of Meeting</b>	<b>27<sup>th</sup> May 2009</b>		
<b>Application Number</b>	<b>N.09.00531.FUL</b>		
<b>Site Address</b>	<b>11 Meadland, Corsham, Wiltshire, SN13 9DU</b>		
<b>Proposal</b>	<b>First Floor Side Extension; Single Storey Rear Extension; Conversion of Existing Garage and Rear Dormer</b>		
<b>Applicant</b>	<b>Mr Day</b>		
<b>Town/Parish Council</b>	<b>Corsham</b>		
<b>Electoral Division</b>	<b>Corsham &amp; Lacock</b>	<b>Unitary Member</b>	<b>Mr P Davis</b>
<b>Grid Ref</b>	<b>386431 170358</b>		
<b>Type of application</b>	<b>Full</b>		
<b>Case Officer</b>	<b>Claire Pratt</b>	<b>01249 706 662</b>	<b>claire.pratt@wiltshire.gov.uk</b>

#### **Reason for the application being considered by Committee**

The application has been submitted to the Committee for decision at the request of Councillor Peter Davis to assess the impact of the proposal on the amenities and character of the area and its off road parking requirement.

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

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

### **2. Main Issues**

The application is for the erection of a first floor side extension above the existing garage, a single storey rear extension to the rear, the conversion of the existing garage to a habitable room and a rear dormer.

The key points to consider are as follows:

- Implications on the DC Core Policy C3
- Implication on Policy H8 which considers residential extensions.

### **3. Site Description**

The proposal is located within a small modern estate of two storey detached dwellings and semi-detached dwellings. The property is a semi-detached with a single attached garage. It is one of 3 pairs of semi detached houses on a no through road. The properties have driveway parking to the front and small enclosed rear gardens which back onto an area of public open space and have garden gates giving access to the open space.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
<b>N.90.01281.F</b>	<b>Extension</b>	<b>Permission</b>

## **5. Proposal**

The proposal involves conversion of the existing garage to habitable accommodation (which does not require permission), to extend above the existing garage to provide a 4th bedroom. To the rear is proposed a single storey extension across the entire rear elevation. There is also a rear dormer proposed to allow for the use of the loft space as a loft room or bedroom.

## **6. Consultations**

Corsham Town Council

Object to the application for the following reasons:

- the number of extensions are excessive
- the proposal creates an overlarge property
- inadequate external amenity space
- dormer windows are not appropriate
- dormer windows overlook children's play area
- overdevelopment of the area which will have a detrimental effect on the neighbours
- the proposed development is contrary to policies C3 (sub paragraphs i, vii and viii) and H8 (sub paragraphs i, ii) of the North Wiltshire Local Plan 2011.

Highways

No objection - recommend that 2 parking spaces be provided at all times.

## **7. Publicity**

The application was advertised by press advert and neighbour consultation.

There have been no objections.

## **8. Planning Considerations**

The proposed first floor extension above the existing garage is in keeping with the dwelling and is similar to the first floor extensions at the neighbouring semi-detached houses no. 7 and no. 9 Meadland. The proposed single storey extension to the rear is of similar scale and design to the neighbouring properties at no. 5 no. 7 and no. 9 Meadland. The garage of no. 7 Meadland has also been converted to a habitable room. The proposed extensions appear to be in character with the host dwelling and the area in general which is an estate location. The proposed dormer windows to the rear are an acceptable addition to a modern estate house in character with the area in general. A dormer window could be erected on this roof without planning permission. It is not considered as harmful or a loss of amenity for residential properties to overlook public open space. Indeed, it is considered good design with regard to providing added security to public areas in relation to crime prevention. The proposed extensions lie to the north of no. 13 Meadland resulting in no additional overshadowing and no further overlooking as the existing first floor window to the south side elevation will be omitted and there will be no first floor openings to the proposed south side elevation.

## **9. Conclusion**

The proposed extension is an acceptable addition to the host dwelling in terms of scale and design and in character with the area in general. Satisfactory parking arrangements can be provided within the site. There will be no harm or loss of amenity to the occupiers of neighbouring properties or to users of the Public Open Space and is in keeping with character of the area in general.

## 10. Recommendation

Planning Permission be GRANTED for the following reason:

The proposal is in keeping with the host dwelling in terms of design, scale, form and detailing. There will be no loss of amenity or other harm to the occupiers of neighbouring property or the wider character of the area in general. The proposal provides satisfactory car parking and will not result in a detrimental impact upon highway safety. The proposal is in accordance with policies C3 and H8 of the North Wiltshire Local Plan 2011.

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 Prior to the use or occupation of the development hereby permitted, two car parking spaces shall be provided and shall thereafter be kept available for the parking of vehicles at all times.

REASON: In the interests of road safety.

<b>Appendices:</b>	<b>None</b>
<b>Background Documents Used in the Preparation of this Report:</b>	<b>1.20 2.02 4.02 4.03 5.01</b>