

PLANNING COMMITTEE

23 October 2008

Planning Applications for Determination

Item No.	Application No.	Location	Parish	Page No.
01	08/01210/FUL	Extension to care home - Henford House Lower Marsh Road Warminster Wiltshire BA12 9PA	Warminster	01
02	08/02400/FUL	Erection of dwelling and demolition of garage (renewal 03/01721/FUL) - Land Adjacent 8 Sladesbrook Bradford On Avon Wiltshire	Bradford On Avon	09
03	08/02401/LBC	Erection of dwelling and demolition of garage (renewal 03/01722/LBC) - Land Adjacent 8 Sladesbrook Bradford On Avon Wiltshire	Bradford On Avon	15
04	08/00567/FUL	Proposed detached dwelling adjacent to 39 Craybourne Road Melksham, with alterations and first floor extension to 39 Craybourne Road - Land Adjoining 39 Craybourne Road Melksham Wiltshire	Melksham (Town)	21
05	08/02281/FUL	Detached dwelling with integral garage (renewal of 03/01645/FUL) - Land Adjoining 7 Mount Pleasant Bradford On Avon Wiltshire	Bradford On Avon	25
06	08/02321/FUL	Single storey extension to form garden room and new canopy to dwelling entrance - Rhotteridge Farm Lower Woodrow Melksham Wiltshire SN12 7RB	Melksham Without	33
07	08/02322/LBC	Single storey extension to form garden room and new canopy to dwelling entrance - Rhotteridge Farm Lower Woodrow Melksham Wiltshire SN12 7RB	Melksham Without	37
08	08/02521/LBC	To install a solar thermal water heating system - 8 Bratton Road Westbury Wiltshire BA13 3EN	Westbury	41
09	08/02589/FUL	Erection of a detached 2 bedroom chalet bungalow - Land Between Frampton Court And 32 Whiterow Park Trowbridge Wiltshire	Trowbridge	45
10	08/02305/FUL	Side conservatory extension - Millbrook 1 Waterhouse Lane Limpley Stoke Wiltshire BA2 7JA	Limpley Stoke	51
11	08/02482/FUL	Erection of side and rear single storey extension - 16 Birch Gardens Hilperton Wiltshire BA14 7TW	Hilperton	55
12	08/01945/FUL	Alteration to roof (increasing height by 0.5 metres) on outbuilding - Manor Farm Monkton Deverill Wiltshire BA12 7EU	Kingston Deverill	59

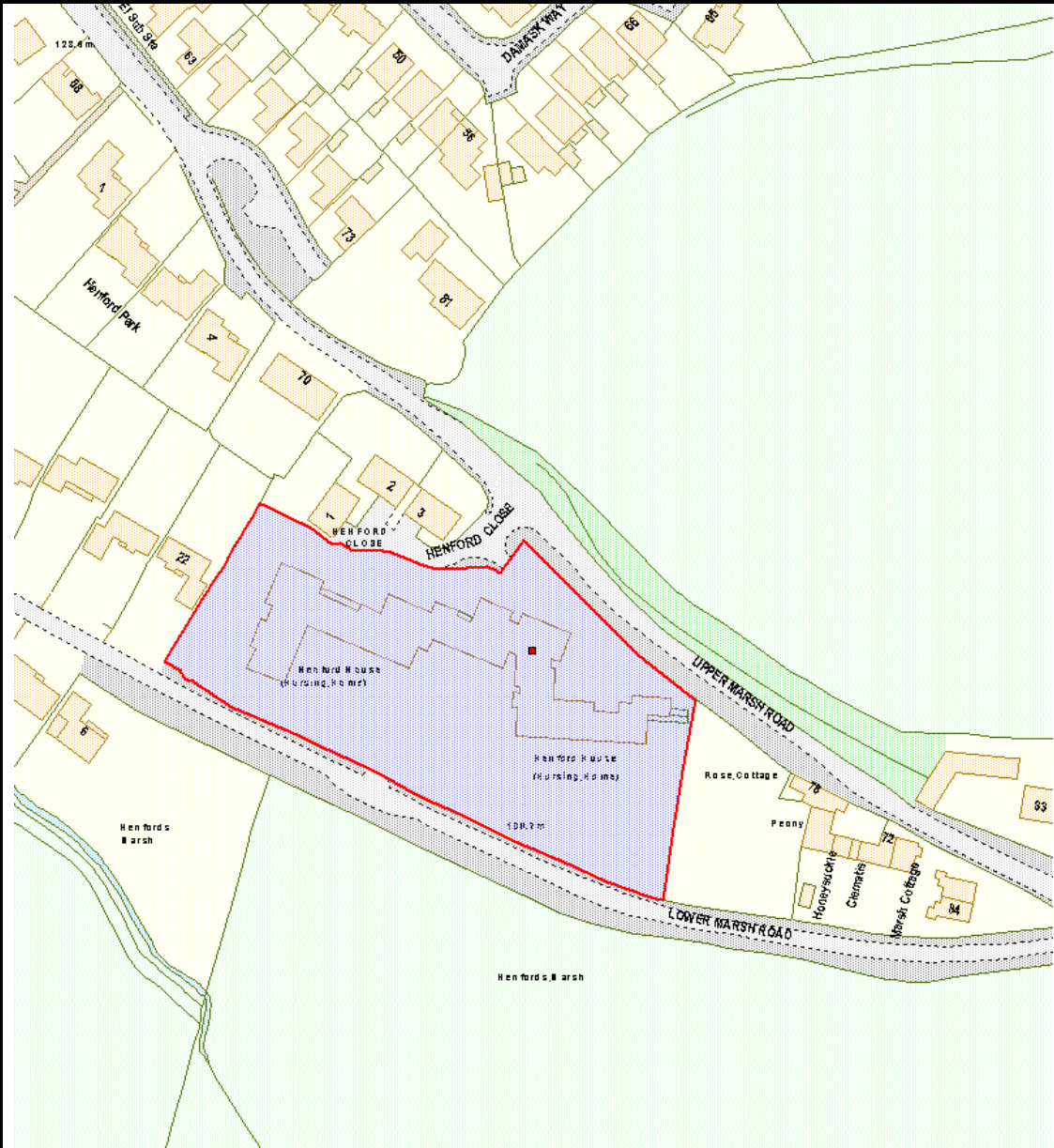
PLANNING COMMITTEE

23 October 2008

ITEM NO: 01

APPLICATION NO: 08/01210/FUL

LOCATION: Henford House Lower Marsh Road Warminster
Wiltshire BA12 9PA



NOT TO SCALE

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office
© Crown Copyright unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings

West Wiltshire District Council, Bradley Road, Trowbridge, Wiltshire, BA14 0RD Tel: 01225 776655
Fax: 01225 770314
www.westwiltshire.gov.uk

SLA: 100022961

01 Application: 08/01210/FUL

**Site Address: Henford House Lower Marsh Road Warminster Wiltshire
BA12 9PA**

Parish: Warminster Ward: Warminster East

Grid Reference 387527 144091

Application Type: Full Plan

Development: Extension to care home

Applicant Details: Barchester Healthcare Ltd
F A O Mr M Parsons Suite 201 Chambers Building Chelsea
Harbour London

Agent Details: Blue Skies Design Ltd
F A O Mr M Waddingham Blue Skies Barn Cats Abbey Sherbourne
GL54 3NA

Case Officer: Mr Matthew Perks

Date Received: 21.04.2008 Expiry Date: 16.06.2008

JUSTIFICATION FOR RECOMMENDATION:

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

RECOMMENDATION: Permission

Condition(s):

- 1 The development hereby permitted shall begin before the expiration of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C31A.

- 3 The fenestration serving the day space and located in the western elevation shall be obscure glazed prior to the first occupation of the development hereby permitted and shall be maintained as such at all times thereafter.

REASON: In the interests of amenity and privacy.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C38.

- 4 Notwithstanding the plans hereby approved, a full-height screen to be obscure-glazed or fitted with other opaque material shall be provided to the eastern opening of the small decking area at the access to the rear of the extension hereby approved prior to the first occupation of the development hereby permitted.

REASON: In the interests of amenity and privacy.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C38.

- 5 No development shall take place until proposals for the landscaping of the site have been submitted to, and approved in writing by, the Local Planning Authority. The landscaping scheme shall include provision for landscape planting, the retention and protection of existing trees and other site features, walls, fencing and other means of enclosure and any changes in levels. Upon approval:

- The approved scheme shall be fully implemented with new planting carried out in the planting season October to March inclusive, following occupation of the building(s) or the completion of the development whichever is the sooner, or in accordance with a timetable to be agreed in writing with the Local Planning Authority;
- All planting shall be carried out in accordance with British Standards, including regard for plant storage and ground conditions at the time of planting;
- The scheme shall be properly maintained for a period of 5 years and any plants (including those retained as part of the scheme) which die, are removed or become damaged or diseased within this period shall be replaced in the next planting season with others of a similar size and the same species, unless the Local Planning Authority gives written consent to any variation; and
- The whole scheme shall be subsequently retained.

REASON: In the interests of visual amenity, to ensure that the approved landscaping scheme is carried out at the proper times and to ensure the establishment and maintenance of all trees and plants

POLICY: West Wiltshire District Plan, First Alteration June 2004 - Policy C32.

- 6 An arboricultural method statement prepared by an arboricultural consultant holding a nationally recognised arboricultural qualification providing comprehensive details of construction works in relation to trees shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of demolition/development. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:

- A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2005 and a plan indicating the alignment of the protective fencing;
- A specification for scaffolding and ground protection within tree protection zones in accordance with BS5837;
- A schedule of tree works conforming to BS3998;
- Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;
- Plans and particulars showing the siting of the service and piping infrastructure;
- A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway to be constructed using a no-dig specification;
- Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and
- Details of all other activities, which have implications for trees on or adjacent to the site.

REASON: In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged during the construction works and to ensure that the work is carried out in accordance with current best practice.

POLICY: West Wiltshire District Plan, First Alteration June 2004 - Policy C32.

- 7 All works relating to the demolition/development with implications for trees shall be carried out as specified in the approved arboricultural method statement, and shall be supervised by an arboricultural consultant holding a nationally recognised arboricultural qualification.

REASON: To prevent trees on site from being damaged during construction works

POLICY: West Wiltshire District Plan, First Alteration June 2004 - Policy C32.

- 8 Prior to the commencement of demolition/development a pre-commencement site meeting shall be held and attended by the developer's arboricultural consultant, the designated site foreman and a representative from the Local Authority to discuss details of the working procedures. Subsequently and until the completion of all site works, site visits should be carried out on a monthly basis by the developer's arboricultural consultant. Copies of written site notes and/or reports detailing the results of site supervision and any necessary remedial works undertaken or required shall be submitted to and approved in writing by the Local Planning Authority. Any approved remedial works shall subsequently be carried out under strict supervision by the arboricultural consultant immediately following that approval.

REASON: To prevent trees on site from being damaged during construction works

POLICY: West Wiltshire District Plan, First Alteration June 2004 - Policy C32.

- 9 The development hereby permitted shall not be commenced until the visibility splays shown on the submitted plan 599h/03.2 have been provided with no obstruction to visibility at and above height of 900mm above the nearside carriageway level. The visibility splays shall thereafter be maintained free of obstruction at all times.

REASON: In the interests of highway safety.

- 10 Prior to the first occupation of the development hereby approved, the new entrance shall be constructed in accordance with details which shall have been submitted to and approved in writing, by the Local Planning Authority. The design shall incorporate the existing entrance pillars, which shall be carefully dismantled and moved to their new locality.

REASON: In the interests of the visual amenity of the area.

POLICY: West Wiltshire District Plan, First Alteration June 2004 - Policy C3.

- 11 Before the development is occupied, the access roads and car parking areas shall be surfaced in a bound material (not loose stone or gravel) to the satisfaction of the Local Planning Authority and shall be maintained as such thereafter.

REASON: In the interests of highway safety.

Note(s) to Applicant:

- 1 The applicant is advised to contact Wessex Water (01225 526000) with regard to connection to, and protection of, water infrastructure. Wessex Water also advises that the applicant should be aware that the development lies within an area of potential odour nuisance.

- 2 The applicant is advised that responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and/or landowner. This is drawn to the applicant's attention with specific reference to the need for stabilisation of the land and the boundary wall to the west of the site. The granting of planning permission does not imply any warranty of stability.

COMMITTEE REPORT

APPLICATION DETAILS

This application is brought to Committee because the Warminster Town Council objects contrary to your officer's recommendation.

This is an application for an extension to the care home "Henford House" at Lower Marsh Road, Warminster. The proposal is for a double-storey extension to the western end of the existing building. Five new bedrooms are proposed at ground floor level, with 3 bedrooms and an extension to day-space above. The building extension would occupy a footprint of approximately 110m². The application follows a proposal under Reference 07/00802/FUL that was withdrawn for amendments.

The application is supported by a design and access statement, and following a request from the highway authority when the initial plans were considered, an additional plan showing parking and sight lines was submitted. The plans now show the provision of a total of 34 parking spaces, as well as a paved turning area. The proposals include the relocation of the vehicular access to the site some 38m to the east.

The site lies to the west of "Henford House" on a vacant site on which there is currently permission for the erection of a dwelling. There are tree protection orders in place to the front and rear of the site.

SITE VISIT / STATUTORY SITE NOTICES

Date of Site Visit :

The site was visited on 25 April 2008, when a site notice was posted.

CONSULTATIONS

Parish/Town Council : WARMINSTER TOWN COUNCIL -

Original Plans

The Town council objected on the grounds that Henford House was in danger of outgrowing the site and becoming too large, parking, drainage and ground stability.

Additional Plans

No comment received.

External :

HIGHWAY AUTHORITY: In view of the additional plan submitted there is no objection subject to a condition in relation to sight lines.

ENVIRONMENT AGENCY: Proposal falls outside of the scope of standing advice and the Agency therefore need not have been consulted.

WESSEX WATER: No objection

Internal :

LAND DRAINAGE ENGINEER: No adverse affects due to the proposal.

ENVIRONMENTAL HEALTH SECTION: No objections, or conditions recommended.

LANDSCAPE OFFICER: Following consultations the Landscape officer confirms that the proposals are acceptable, subject to conditions.

Neighbours :

There were three neighbour responses to advertising. Objections include the following:

- Ground stability. The property to the north was poorly built and shows signs of subsiding. The proposal could result in further subsidence, possibly affecting no. 22, so full details of protective measures should have been submitted;
- details of the boundary wall, including proposals for stabilisation, between the extension and No. 22 should be provided;
- no details of security measures on the road frontage or of landscaping have been provided;
- no works should commence prior to the submission of details on how the TPO trees will be protected;
- car parking is inadequate and there are road safety issues;
- no details are provided on patient alarm systems, and it will be unacceptable if these are audible to neighbours;
- loss of privacy to neighbours;
- the size of the building is unnecessary;
- any approval should be subject to a working hours condition;
- degradation of roadside verges;
- inadequate detail on the proposed use of rooms;
- potential light pollution;
- loss of privacy due to the ramp and deck area to the rear of the property.

NEGOTIATIONS / DISCUSSIONS

A previous application for an extension 07/00802/FUL was withdrawn due to concerns with regard to the amount of glazing to the end elevation and possible overlooking. The current plans have been amended, and additional information in relation to sight lines has been provided.

CONSTRAINTS

This is an existing Care Home within Warminster Town Policy limits. It also falls within the Special Landscape Area.

POLICIES

West Wiltshire District Plan 1st - Alteration 2004
C3 - Special Landscape Areas
C38 - Effects of development on neighbouring properties
C31A - Design
CF1 - Community Facilities

PPS 1 - Delivering Sustainable Development

RELEVANT PLANNING HISTORY

There have been previous extensions permitted to the care home, but the most recent relevant applications on this particular site are:-

04/00836/FUL: Erection of dwelling: Permission: 17.09.2004

07/00802/FUL: Extension to care home to provide first floor dementia suite and ground floor accommodation: Withdrawn: 23 April 2007

KEY ISSUES

This is a relatively minor extension to the care home, seen in the context of the whole. The key issues are the impact on neighbouring amenity, parking and highway safety

OFFICER APPRAISAL

The proposed extension would be to the western elevation of the care home. As a result of issues raised with the design of the previous proposal, which was withdrawn, the current plans have

- removed glazing elements to the gable end above the proposed above the day room extension;
- removed two of the four west-facing glazed panels that were proposed to the day room;
- had additional information provided showing sight lines at eye level from the proposed ramp deck area to the end elevation; and
- a revised access and parking layout.

The site is currently vacant land adjacent to the care home. The local topography is such that the land on the plot will need to be excavated to a depth of between 1 and 2m in order to develop the extension in terms of the proposal. The land furthermore slopes steeply upward towards the rear and will require stabilisation, as has been done for the existing buildings and as has been highlighted by the neighbour. The proposal would however be limited to 5.6m wide at its rear extent, some 5.9m forward of the rear wall of the existing building at its western end. Existing stabilisation is in place, and would need to be extended. Given the fallback position where there is already permission for the development of a dwelling on this site, it is considered that this matter could be covered by condition.

The removal of the glazing elements to the side elevation has significantly reduced any issues (or sense of issues) in relation to overlooking. The application drawings included a section through the site and the neighbouring property showing that, even with existing boundary vegetation removed overlooking to the neighbouring garden to the west would not be unacceptable. However where the neighbour has expressed concerns, it is considered that a condition requiring an obscured glazing screen would further reduce any perception of loss of privacy. It is further considered that the introduction of the solid panelling to the gable end would eliminate any unacceptable light spillage.

Parking and access issues were the subject of negotiations with the highway authority, which is now satisfied with the proposals, subject to conditions. Landscaping was also negotiated and, provided that appropriate measures are introduced the landscape officer has no objection on that aspect. Neighbouring comments on highway and landscaping issues are considered to have been addressed by virtue of the expertise of the relevant officers on these issues, and the conditions to be imposed. Also in relation to landscaping it is considered that the existing pillars, although not part of any listed structure, have a particular visual appeal that is worthy of retention. It is considered reasonable that these should be incorporated into the new road access opening.

Neighbouring objections also relate to the internal safety and layout issues including the provision of potentially noisy patient alarms and a common leisure area "...big enough to hold a well-attended disco." The layout is considered to be appropriate to the provision of additional rooms for the care of the elderly, as well as a common day area, with access to a nurse station as well as outside space. Whilst it is acknowledge that the upper level day space at 18m x 5m does have a fairly large floor area, this must be considered in the context of the 25 bedrooms in this section of the building from where patients may wish to emerge, or be taken to, for communal purposes. Patient alarms do not appear to have been an issue in the past where no evidence to this effect has been provided, and this is an issue that, should it be realised, would be appropriately addressed by environmental health intervention.

The boundary wall between the site and the neighbour to the west appears to be in need of urgent repair, apparently including foundations. The neighbour has raised this as an issue. This is a matter which would be addressed under separate legislation, the Part Wall Act. If it is a dangerous structure this would be an issue to be taken up under building regulations controls. It is however considered appropriate that a condition is imposed on any approval requiring that boundary

treatments details are submitted, with works to be completed prior to the occupation of the development. This would also ensure that the street frontage boundary is addressed, with due consideration for the protected trees. This can be incorporated within a general landscaping condition.

With regard to the external design, the extension is considered to be in keeping with the existing building, and is located in a position that would have limited impact on the street scene being set back some 14m from the property frontage and 4m from the front elevation. The neighbour observes that it would be overpowering in its close proximity to no. 22. The majority of the extension would face onto the blank side elevation and garage side-wall of No.22 at a distance of at least 8m from the boundary. The building would not be directly visual to any windows to No. 22. The eaves height would be lower than that to No 22, but because of the roof pitch, would have a roof ridge height limited to approximately .7m higher. It would be 2.6m lower than the existing gable end to the building. In this context the new extension would not have any overbearing effect.

The Town Council objection is noted, but the extension of the care facility is considered to accord with Policy CF1 of the District Plan which states that proposals for the development of land for, inter alia, health care and other community facilities will be permitted provided the proposals are acceptable having regard to scale, siting design, access, highways, parking provision, residential amenities and other local environmental considerations.

RECOMMENDATION

Permission

RELATED PLANS

Drawing : 599H/03.2 received on 12.08.2008
Drawing : 599H/2230 received on 21.04.2008
Drawing : 599H/2201 received on 21.04.2008
Drawing : 599H/2204 received on 21.04.2008
Drawing : 599H/2202 received on 21.04.2008
Drawing : 599H/2232 received on 21.04.2008
Drawing : 599H/2203 received on 21.04.2008
Drawing : 599H/2231 received on 21.04.2008
Drawing : 599H/2131 received on 21.04.2008
Drawing : 599H/2202 received on 21.04.2008
Drawing : 599H/02.5 received on 21.04.2008

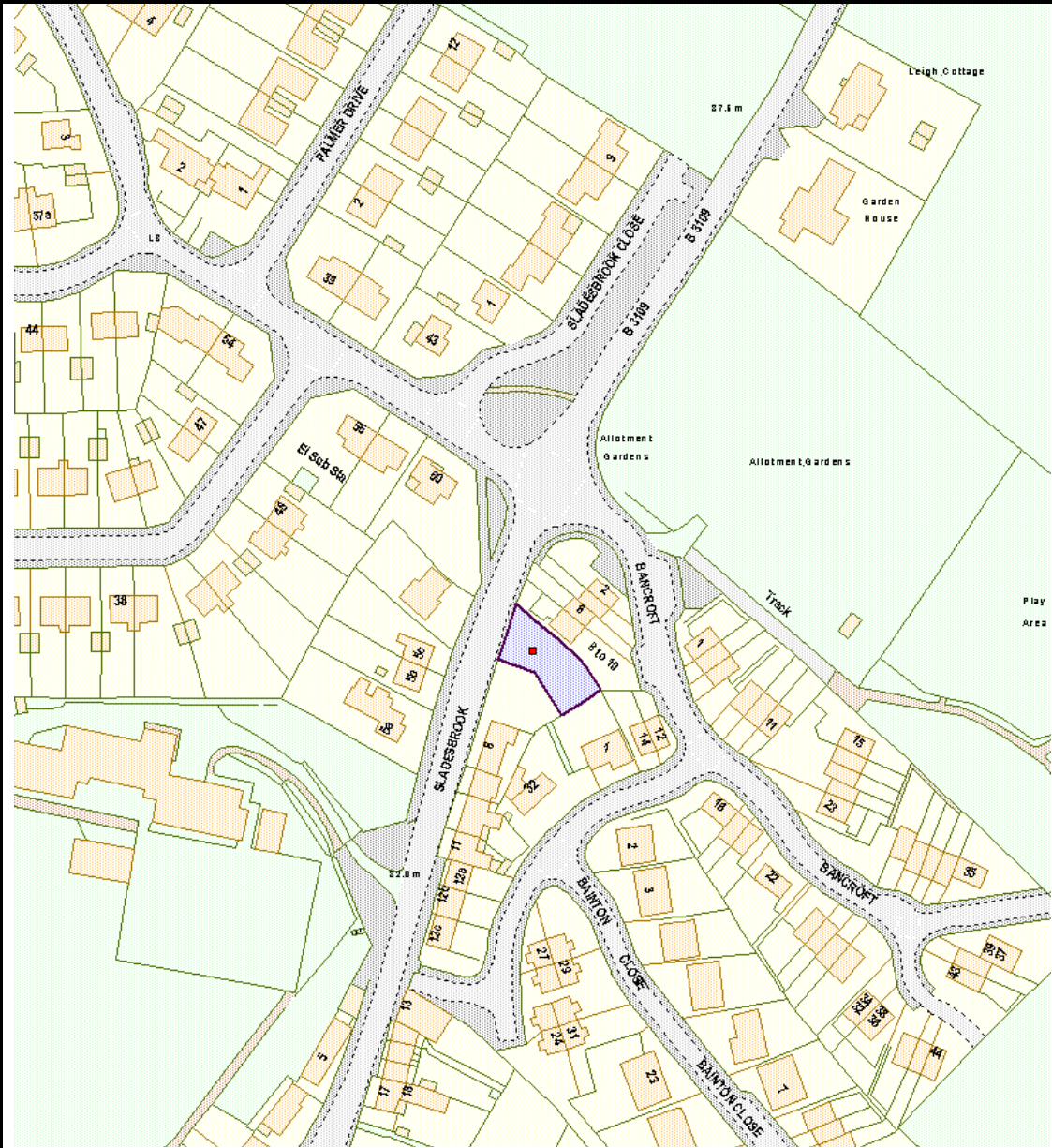
PLANNING COMMITTEE

23 October 2008

ITEM NO: 02

APPLICATION NO: 08/02400/FUL

LOCATION: Land Adjacent 8 Sladesbrook Bradford On Avon
Wiltshire



NOT TO SCALE

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office
© Crown Copyright unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings

West Wiltshire District Council, Bradley Road, Trowbridge, Wiltshire, BA14 0RD Tel: 01225 776655
Fax: 01225 770314
www.westwiltshire.gov.uk

SLA: 100022961

02 Application: 08/02400/FUL

Site Address: Land Adjacent 8 Sladesbrook Bradford On Avon Wiltshire

Parish: Bradford On Avon Ward: Bradford On Avon North
Grid Reference 382962 161501
Application Type: Full Plan
Development: Erection of dwelling and demolition of garage (renewal 03/01721/FUL)
Applicant Details: Mr Tim Walker
82 Mill Lane London NW6 1NL
Agent Details: Yiannis Pareas Chartered Architects
FAO Mr Yiannis Pareas 82 Mill Lane London NW6 1NL
Case Officer: Ms Margaretha Bloem
Date Received: 14.08.2008 Expiry Date: 09.10.2008

JUSTIFICATION FOR RECOMMENDATION:

The proposed development would not materially affect the amenities of the neighbours or result in any detrimental impact on the conservation area/street scene and would not significantly harm any interests of acknowledged importance.

RECOMMENDATION:

Planning permission be granted at a future date in the event of the Development Control Manager being satisfied that no further adverse representations have been received following advertisements of the application.

Condition(s):

- 1 The development hereby permitted shall begin before the expiration of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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: To ensure that the development harmonises with its setting and maintain the character and appearance of the Conservation Area.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C18 and C31A.

- 3 Details of the pedestrian access, steps and boundary wall adjoining Sladesbrook shall be submitted to and approved by the Local Planning Authority before any work is commenced.

REASON: In order to maintain the character and appearance of the Conservation Area.

POLICY: West Wiltshire District Plan -1st Alteration Policy C18 and C31a.

- 4 The one parking space as shown on the approved plan shall be maintained for use by the new dwelling at the time it is first occupied and in perpetuity thereafter.

REASON: In order to ensure that the provision of one parking space is available for the new dwelling at all times.

Note(s) to Applicant:

- 1 The developer should 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. The developer must agree in writing prior to the commencement of works on site, any arrangements for the protection of our infrastructure crossing the site.

COMMITTEE REPORT

APPLICATION DETAILS

This application is brought to Committee because the Bradford on Avon Town Council objects contrary to your officer's recommendation.

Erection of dwelling and demolition of garage (renewal of 03/01721/FUL).

The proposal is for a detached garage in the garden of No 8 Sladesbrook Road. One parking space is provided off Bainton Close with a private footpath linking the parking space with the dwelling.

The L shaped two storey dwelling (8.6 metres wide x 9.2 metres at its deepest point) is located 1 metre from the side boundary with No 8 Bancroft Road and will front Sladesbrook Road (B3109). The gable ended roof design will accommodate gable features to the front and rear and will have a ridge height of 7.1 metres measured from ground level. The plans indicates double roman clay tiles with rough coursed Cotswold rubble walling with ashlar quoins, stone frames and mullions.

The host dwelling No 8 Sladesbrook is a Grade II listed building.

Members are advised that the application still benefits from a 'live' planning approval, which does not run out until 7 November 2008.

SITE VISIT / STATUTORY SITE NOTICES

Date of Site Visit : Site visited on 22.08.2008.

Date Site Notice Posted : Site notice displayed on 22.08.2008.

CONSULTATIONS

Parish/Town Council : BRADFORD ON AVON TOWN COUNCIL - Refuse. The design dates back to 1989 and since then local authorities have been encouraged to seek improved design standards in Conservation Areas. Proportion and details of the proposed new dwelling need to be revised to ensure that there is a better relationship with the listed building next door and the street scene.

In this case the revised and expanded Bradford on Avon Conservation Area Character Assessment has been approved since the previous consent and there is now more emphasis on securing suitable designs in the Conservation Area. The scheme appears to be a poor attempt to mimic the style of historic buildings in the street and as such is not successful.

The 1989 design includes inappropriate details such as barge boards. More information is also needed on finishes. The windows are shown without opening lights which depending on how inserted could significantly alter the appearance proportions of the new dwelling and its relationship with the late 17th/18th century listed building next door should be improved.

External :

HIGHWAY AUTHORITY: - The proposed development will result in the loss of parking for the existing dwelling (number 8) I believe that one parking space per dwelling is not acceptable in this location and for the size of house proposed. I am, however, aware of the history of similar planning applications on this site and permissions granted and, in view of previous observations, I have no option but to recommend that no highway objection be raised.

WESSEX WATER: There is a public foul sewer crossing the site. Wessex Water normally requires a minimum three metre easement width on either side of its apparatus, for the purpose of maintenance and repair. Diversion or protection works may need to be agreed. Copy sent to agent.

Internal :

LAND DRAINAGE ENGINEER: - The developer intends to divert an existing culverted watercourse around the proposed development. This culvert falls under the ownership of Wessex Water. The developer will be required to inform Wessex water of their intent to divert this culvert and seek their approval. Copy sent to agent.

Neighbours :

No comments received.

NEGOTIATIONS / DISCUSSIONS

The agent has been informed of all consultation responses and responded by way of two letters. The applicant will liaise with Wessex Water regarding the diversion of the culvert and is willing to provide details of the windows as part of a condition.

CONSTRAINTS

Conservation area

Urban area

POLICIES

Wiltshire and Swindon Structure Plan 2016

DP3	Development strategy
DP7	Housing in towns and main settlements
HE7	Conservation areas and listed buildings
T5	Parking

West Wiltshire District Plan - 1st Alteration (2004)

H1	Further housing development within towns
C18	New Development in Conservation Areas
C31a	Design
C32	Landscaping
C38	Nuisance
T10	Car parking

PPS1 Delivering Sustainable Development
PPG3 Housing

Supplementary Planning Guidance - Household Alterations and Extensions
SPD Residential Design Guide

RELEVANT PLANNING HISTORY

03/01721/FUL Erection of dwelling and demolition of garage - Granted

03/01722/LBC Erection of building and demolition of garage: Renewal of consent W99/0005 - Consent

99/00006/FUL Erection of dwelling and demolition of garage (renewal) - Granted

99/00005/LBC Erection of dwelling and demolition of garage - Consent

93/01550/FUL Erection of dwelling and demolition of garage - Granted

93/01549/LBC Erection of dwelling and demolition of garage - Consent

88/02259/FUL Erection of dwelling and new access and car parking for No 8 Sladesbrook - Granted

83/00659/FUL Erection of detached garage and aluminium framed lean-to greenhouse, provision of new window, enlargement of existing window and installation of bathroom - Granted

75/00610/HIS Vehicular access and hardstanding - Granted

KEY ISSUES

Material considerations
Impact on character of conservation area
Impact on neighbour amenity
Highways Safety
Impact on Grade II listed building

OFFICER APPRAISAL

The proposal is for the renewal of planning permissions previously granted for the same scheme.

It should be noted that Bradford on Avon Town Council did not object to the proposal in 2003.

The policies of the adopted Local Plan are not different in content to the policies that were considered with the 2003 application- the Revised Deposit draft including Pre-Inquiry changes. Although the Character Appraisal for Bradford on Avon conservation area was completed and adopted since the previous permission, the impact of the proposal on the character and appearance of the conservation area was considered and deemed acceptable.

It is considered that a condition requesting the submission and approval of samples of materials for the external surfaces of the development is sufficient to ensure that windows that are in keeping with the conservation area.

It is also relevant to note that even if the Committee were minded to refuse this application, the applicant could commence works on site under the previous approval.

It is therefore considered that the proposal is acceptable in terms of impact on the character of the conservation area, neighbour amenity, highways safety and the Grade II listed building.

RECOMMENDATION

Permission.

RELATED PLANS

Drawing : 3306/10 received on 14.08.2008

Drawing : 3306/9 received on 14.08.2008

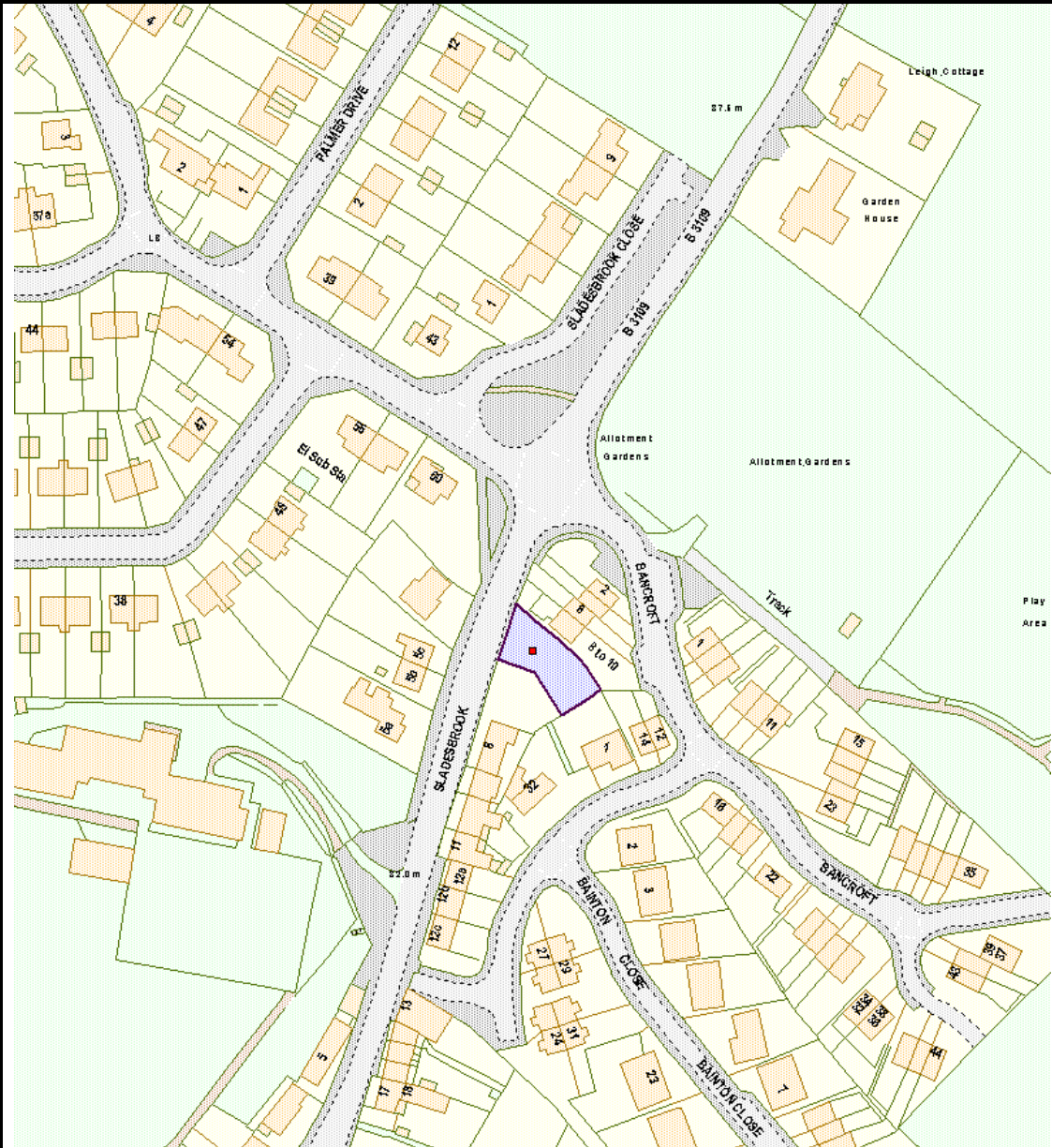
PLANNING COMMITTEE

23 October 2008

ITEM NO: 03

APPLICATION NO: 08/02401/LBC

LOCATION: Land Adjacent 8 Sladesbrook Bradford On Avon
Wiltshire



NOT TO SCALE

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office
© Crown Copyright unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings

West Wiltshire District Council, Bradley Road, Trowbridge, Wiltshire, BA14 0RD Tel: 01225 776655
Fax: 01225 770314
www.westwiltshire.gov.uk

SLA: 100022961

03 Application: 08/02401/LBC

Site Address: Land Adjacent 8 Sladesbrook Bradford On Avon Wiltshire

Parish: Bradford On Avon Ward: Bradford On Avon North
Grid Reference 382962 161501
Application Type: Listed building
Development: Erection of dwelling and demolition of garage (renewal 03/01722/LBC)
Applicant Details: Mr Tim Walker
82 Mill Lane London NW6 1NL
Agent Details: Yiannis Pareas Chartered Architects
FAO Mr Yiannis Pareas 82 Mill Lane London NW6 1NL
Case Officer: Ms Margaretha Bloem
Date Received: 14.08.2008 Expiry Date: 09.10.2008

JUSTIFICATION FOR RECOMMENDATION:

The proposed development conforms to the Development Plan and would have a minimal impact upon the character of the Listed Building therefore there are no objections to it on planning grounds.

RECOMMENDATION:

Listed building consent be granted at a future date in the event of the Development Control Manager being satisfied that no further adverse representations have been received following advertisements of the application.

Condition(s):

- 1 The works hereby authorised shall begin not later than three years from the date of this consent.

REASON: In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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: To ensure that the development harmonises with its setting and maintain the character and appearance of the Conservation Area.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C18 and C31A.

- 3 Details of the design, external appearance and finish of the pedestrian access, steps and boundary wall adjoining Sladesbrook and all railings, fences, gates and other means of enclosure shall be submitted to and approved by the Local Planning Authority before any work is commenced. The works shall then only be carried out strictly in accordance with those approved details

REASON: In order to maintain the character and appearance of the listed building.

POLICY: West Wiltshire District Plan -1st Alteration Policy C28.

- 4 Details of the elevations of all new or replacement external windows and doors including any glazing, at a scale of not less than 1:20, and sections through all frames, glazing bars and opening mechanisms, at a scale of not less than 1:2, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To protect and preserve the character of the adjacent listed building.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C28.

- 5 Details of all new rainwater goods, which shall be of cast iron or cast aluminium construction and finished in black, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To ensure that the character and appearance of the adjacent listed building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C28.

COMMITTEE REPORT

APPLICATION DETAILS

This Listed Building application is brought to Committee because the Bradford on Avon Town Council objects contrary to your officer's recommendation.

Erection of dwelling and demolition of garage (renewal of 03/01722/LBC).

The proposal is for a detached dwelling in the garden of No 8 Sladesbrook Road and the demolition of the existing garage. One parking space is provided off Bainton Close with a private footpath linking the parking space with the dwelling.

The L shaped two storey dwelling (8.6 metres wide x 9.2 metres at its deepest point) is located 1 metre from the side boundary with No 8 Bancroft Road and will front Sladesbrook Road (B3109). The gable ended roof design will accommodate gable features to the front and rear and will have a ridge height of 7.1 metres measured from ground level. The plans indicates double roman clay tiles with rough coursed Cotswold rubble walling with ashlar quoins, stone frames and mullions.

The host dwelling No 8 Sladesbrook is a Grade II listed building.

Members are advised that the application still benefits from a 'live' planning approval, which does not run out until 7 November 2008.

SITE VISIT / STATUTORY SITE NOTICES

Date of Site Visit : Site visited on 22.08.2008.

Date Site Notice Posted : Site notice displayed on 22.08.2008.

CONSULTATIONS

Parish/Town Council : BRADFORD ON AVON TOWN COUNCIL - Refuse. The design dates back to 1989 and since then local authorities have been encouraged to seek improved design standards in Conservation Areas. Proportion and details of the proposed new dwelling need to be revised to ensure that there is a better relationship with the listed building next door and the street scene.

In this case the revised and expanded Bradford on Avon Conservation Area Character Assessment has been approved since the previous consent and there is now more emphasis on securing suitable designs in the Conservation Area. The scheme appears to be a poor attempt to mimic the style of historic buildings in the street and as such is not successful.

The 1989 design includes inappropriate details such as barge boards. More information is also needed on finishes. The windows are shown without opening lights which depending on how inserted could significantly alter the appearance proportions of the new dwelling and its relationship with the late 17th/18th century listed building next door should be improved.
Westwood Parish Council - No objection.

Internal :

HERITAGE DEVELOPMENT OFFICER - This application is for a new dwelling within the curtilage of a Grade II Listed Building. As such, the dwelling must be constructed of high quality materials and must utilise sympathetic features which are in keeping with, and respect the character of the adjacent listed building.

The proposal is of a traditional design, and is compatible with the scale and design of (no. 8 Sladesbrook) the principle dwelling on the site, thus respecting the character and setting of the existing listed building. I have no objections to this proposal subject to the use of suggested conditions.

Neighbours : No comments received.

NEGOTIATIONS / DISCUSSIONS

The agent has been informed of all consultation responses and responded by way of two letters. The applicant will liaise with Wessex Water regarding the diversion of the culvert and is willing to provide details of the windows as part of a condition.

CONSTRAINTS

Listed building

POLICIES

Wiltshire & Swindon Structure Plan 2016
HE7 Conservation areas and listed buildings

West Wiltshire District Plan - 1st Alteration 2004
Policies: C18, C22, C28

PPS1 and PPG15.

RELEVANT PLANNING HISTORY

03/01721/FUL Erection of dwelling and demolition of garage - Granted

03/01722/LBC Erection of building and demolition of garage: Renewal of consent W99/0005 - Consent

99/00006/FUL Erection of dwelling and demolition of garage (renewal) - Granted

99/00005/LBC Erection of dwelling and demolition of garage - Consent

93/01550/FUL Erection of dwelling and demolition of garage - Granted

93/01549/LBC Erection of dwelling and demolition of garage - Consent

88/02259/FUL Erection of dwelling and new access and car parking for No 8 Sladesbrook - Granted

85/00110/LBC New front door and substitution of window for existing front door -Consent

83/00659/FUL Erection of detached garage and aluminium framed lean-to greenhouse, provision of new window, enlargement of existing window and installation of bathroom - Granted

75/00610/HIS Vehicular access and hardstanding - Granted

KEY ISSUES

Impact on character of Listed Building
Demolition of garage

OFFICER APPRAISAL

Building and Surrounding Area

Under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Local Planning Authority has a duty to pay special attention to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The proposal is of an acceptable design and a sufficient distance from No 8 Sladesbrook Road, a Grade II listed building. The proposal is sympathetic to the character of the listed building and will not affect the setting of the listed building and is in line with the Heritage Development Officer's recommendation.

Policy C22 of the West Wiltshire District Plan, 2004 states that consent will only be granted for the demolition of buildings in conservation areas where the proposed demolition and any replacement development will not adversely affect the character or appearance of the conservation area. In this case, the garage is not of any architectural merit and its demolition would not harm the appearance of the Conservation Area. The demolition of the garage is considered acceptable.

RECOMMENDATION

Consent.

RELATED PLANS

Drawing : 3306/10 received on 14.08.2008

Drawing : 3306/9 received on 14.08.2008

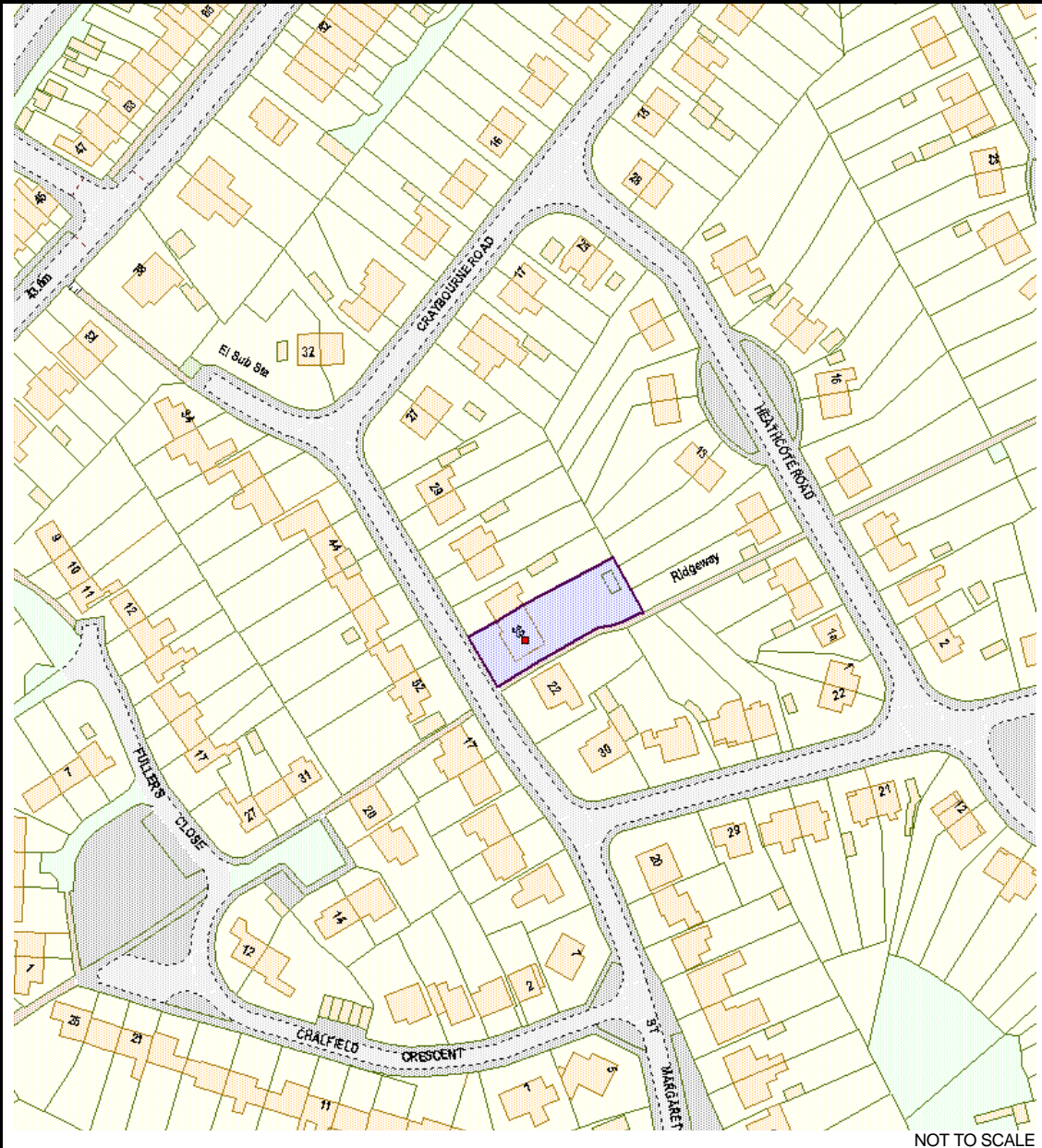
PLANNING COMMITTEE

23 October 2008

ITEM NO: 04

APPLICATION NO: 08/00567/FUL

LOCATION: Land Adjoining 39 Craybourne Road Melksham
Wiltshire



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office

© Crown Copyright unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings

West Wiltshire District Council, Bradley Road, Trowbridge, Wiltshire, BA14 0RD Tel: 01225 776655

Fax: 01225 770314

www.westwiltshire.gov.uk

SLA: 100022961

04 Application: 08/00567/FUL

Site Address: Land Adjoining 39 Craybourne Road Melksham Wiltshire

Parish: Melksham (Town) Ward:

Grid Reference 391109 164354

Application Type: Full Plan

Development: Proposed detached dwelling adjacent to 39 Craybourne Road Melksham, with alterations and first floor extension to 39 Craybourne Road

Applicant Details: Mr N Williams
39 Craybourne Road Melksham Wiltshire

Agent Details: Mrs E Welch
98 The Common Broughton Gifford Melksham Wiltshire SN12
8ND

Case Officer: Ms Margaretha Bloem

Date Received: 24.07.2008 Expiry Date: 18.09.2008

RECOMMENDATION: Refusal

Reason(s):

- 1 The proposal by reason of its siting, form, layout and poor relationship with the street scene would be a cramped form of development and an undesirable intrusion into the established form and layout of this residential area. It would appear out of character with the surrounding development. The proposal as such would be contrary to Policy DP7 of the Wiltshire and Swindon Structure Plan 2016 and Policies H1 and C31a of the West Wiltshire District Plan - 1st Alteration (2004).

COMMITTEE REPORT

APPLICATION DETAILS

This application has been called to Committee by Councillor Griffiths.

The proposal is for a detached dwelling adjoining No 39 together with alterations and a first floor extension to No 39.

The existing property has an existing extension providing a double garage and family room to the rear with a bedroom in the roofspace. The family room and one garage will be demolished to facilitate the proposed dwelling. The detached two storey dwelling will be 4.95 metres wide and 10.6 metres deep with a single storey porch 1.3 metres x 2.35 metres. The dwelling will be set 0.1 metre from the south side elevation and a gap of less than 0.9 metres will be retained between the host dwelling's new extension and the proposed dwelling.

An extension to the first floor on number 39 will retain the third bedroom with an improved ceiling height.

It is noted that no guttering is indicated and if provided it would most likely overhang onto the public footpath.

SITE VISIT / STATUTORY SITE NOTICES

Date of Site Visit : Site visited on 29.07.2008.

Date Site Notice Posted : No site notice.

CONSULTATIONS

Parish/Town Council : MELKSHAM TOWN COUNCIL - No objection.

External :

HIGHWAY AUTHORITY: - The proposed access and parking is acceptable however as the site is adjacent to a public footpath the parking space adjacent to the site boundary must have intervisibility with the path and the building/foundations must not encroach on the footpath. No objection subject to conditions.

WESSEX WATER: - Informative suggested.

Neighbours : No comments received.

NEGOTIATIONS / DISCUSSIONS

Pre application discussion encouraged the erection of an additional unit by creating a terrace from the existing semi-detached and not a detached dwelling.

CONSTRAINTS

Urban area.

POLICIES

Wiltshire and Swindon Structure Plan 2016
DP7 - Housing in towns and main settlements
T5 - Parking

West Wiltshire District Plan – 1st Alteration 2004
H1 Further housing development within towns
C31a Design
C32 Landscaping
C38 Nuisance
T10 Car parking

PPS1 Delivering Sustainable Development
PPS3 Housing

SPD Residential Design Guide

RELEVANT PLANNING HISTORY

87/00542/FUL - Garage and bedroom extension - Granted.

KEY ISSUES

The key planning issues in this case are planning policy, neighbouring amenity, design, highway safety and impact on the host building.

OFFICER APPRAISAL

The extension to No 39 would be acceptable as it will not harm the streetscene or neighbour amenity, however the application should be determined as one application.

The application site is located within the town policy limit for Melksham. Within the town policy limit new dwellings will be permitted subject to a number of criteria. Of most relevance in this case are that siting, layout and design considerations are satisfactory and they are in keeping with the character of the area; They do not result in the loss of an open area or visual gap important for recreation or amenity reasons and that they do not conflict with other structure or district plan policies.

The proposal does not raise issues regarding neighbour amenities however the development will appear cramped. The design and materials for the proposed dwelling is acceptable in principle.

In terms of highway safety the Highway Authority have not objected to the proposal and no objections are raised in this respect.

The proposed detached dwelling on this narrow site will introduce a building that will almost span the width of the plot and would appear incongruous in the streetscene. This development would appear cramped by introducing a two storey element next to the public footpath and retaining a gap of less than 0.9 metres with the host dwelling. This "infill" compared to the visual gap that is retained between the host dwelling and No 22 next to the footpath would appear cramped and visually dominant. This proposal has been designed in such a way that the proportion, composition and form of the dwelling would be unacceptable and the proposal is considered contrary to this policy.

RECOMMENDATION

Refusal

RELATED PLANS

Drawing : 8422 SHEET 1 received on 24.07.2008
Drawing : 8422 SHEET 2 received on 24.07.2008
Drawing : 8422 SHEET 3 received on 24.07.2008
Drawing : OS EXTRACT received on 24.07.2008

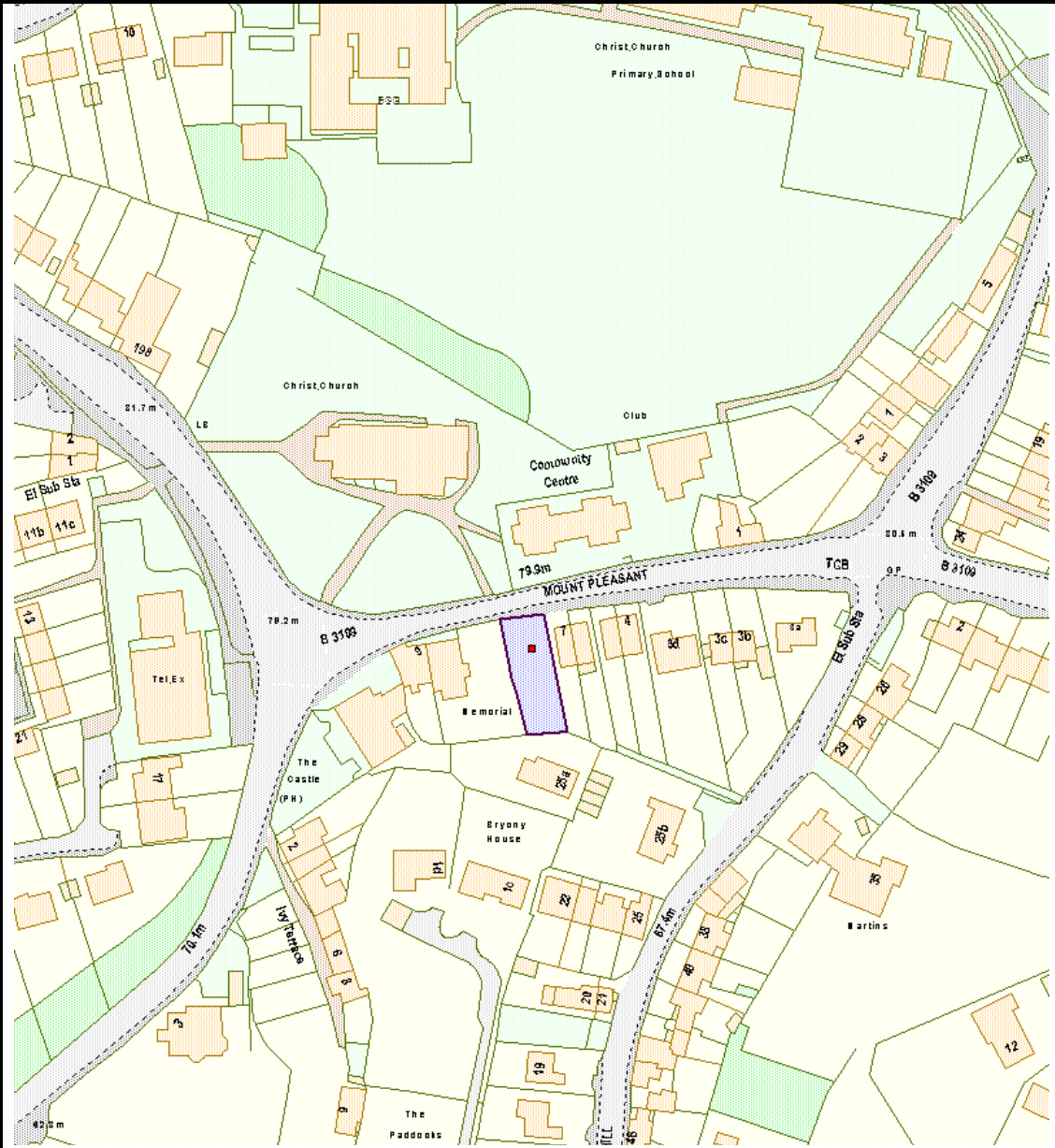
PLANNING COMMITTEE

23 October 2008

ITEM NO: 05

APPLICATION NO: 08/02281/FUL

LOCATION: Land Adjoining 7 Mount Pleasant Bradford On Avon Wiltshire



NOT TO SCALE

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office
© Crown Copyright unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings

West Wiltshire District Council, Bradley Road, Trowbridge, Wiltshire, BA14 0RD Tel: 01225 776655
Fax: 01225 770314
www.westwiltshire.gov.uk

SLA: 100022961

05 Application: 08/02281/FUL

Site Address: Land Adjoining 7 Mount Pleasant Bradford On Avon Wiltshire

Parish: Bradford On Avon

Ward: Bradford On Avon North

Grid Reference 382792 161304

Application Type: Full Plan

Development: Detached dwelling with integral garage (renewal of 03/01645/FUL)

Applicant Details: Mr Antin Pinilo
7 Mount Pleasant Bradford On Avon Wiltshire BA15 1SJ

Agent Details:

Case Officer: Mr Kenny Green

Date Received: 31.07.2008

Expiry Date: 25.09.2008

JUSTIFICATION FOR RECOMMENDATION:

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

RECOMMENDATION: Permission

Condition(s):

- 1 The development hereby permitted shall begin before the expiration of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C31A.

- 3 A sample wall panel, not less than 1 metre square, shall first be constructed on site and approved by the Local Planning Authority before construction proceeds. The panel shall then be left in position for comparison while the development is carried out. The development shall be carried out in accordance with the approved sample.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C31A.

- 4 No development shall take place until details of landscape works, which shall include indications of all existing trees on the land, and details of any to be retained, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. All planting shall be carried out in the first planting season following the completion of the development, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

REASON: To provide a satisfactory landscaped setting for the development.

POLICY: West Wiltshire District Plan - Policy C24 and West Wiltshire District Plan - 1st Alteration (Revised Deposit including Pre-Inquiry Changes) - Policy C32.

- 5 The parking spaces shown on the approved plan, together with any access thereto, shall be provided concurrently with the development to which they relate.

REASON: To ensure that an adequate area for parking and/or servicing is available in the interests of highway safety.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy T10.

- 6 The external doors and windows shall be of timber construction and of a painted finish in a traditional colour to be agreed in writing with the Council prior to the completion of the works on site and before occupation, which shall be maintained as such in perpetuity.

REASON: To protect and preserve the character and appearance of the conservation area.

POLICY: West Wiltshire District Plan - Policy C12 and West Wiltshire District Plan - 1st Alteration (Revised Deposit including Pre-Inquiry Changes) - Policies C17 & C18.

- 7 That no permission is hereby granted for the new masonry wall to be constructed along the site frontage. Instead, the wall should be no higher than 0.6 metres in height as measured from the adjoining footway to the satisfaction of the Council as planning authority.

REASON: To ensure that there is appropriate vehicle and pedestrian intervisibility.

POLICY: West Wiltshire District Plan - Policy C31a and C38.

Note(s) to Applicant:

- 1 The applicant/develop is advised to contact Wessex Water Developer Services to agree connection points to the foul sewer and public water supply.

COMMITTEE REPORT

APPLICATION DETAILS

This application is brought to the Planning Committee because the Bradford on Avon Town Council objects to proposals contrary to your officer's recommendation.

This is a full application seeking the renewal of planning permission (reference 03/01645/FUL) to erect a detached 3-bed dwellinghouse with an integral garage on land adjoining No. 7 Mount Pleasant, on the opposite side of the road to the community centre which is located within the Conservation Area of Bradford on Avon.

The applicant seeks to renew the planning permission which was granted in November 2003 for the erection of a three storey detached dwelling which would be built in natural stone under a clay tiled roof with wooden fenestration throughout.

The existing frontage wall and gate pier will be removed and reconstructed on a splay to form a shared vehicular access to the existing and proposed dwelling. One off-street car parking space would be provided to the front of the existing dwelling, which is currently an area of hardstanding, while the proposed new dwelling would benefit from two off-street car parking spaces together with the provision of the shared access and turning area.

Members are advised that the application site still benefits from a "live" planning approval, which does not run out until 6 November 2008.

SITE VISIT / STATUTORY SITE NOTICES

The site was visited on 05.08.2008. The statutory site notice was displayed on a telegraph pole located along the site frontage at the same time.

CONSULTATIONS

Parish/Town Council : BRADFORD ON AVON TOWN COUNCIL - "The Town Council recommends refusal on the same grounds as 03/01645/FUL. The Town Council recognises that without a significant change in circumstances there is a presumption in favour of renewal but nevertheless recommends to the District Council that an improved design should be sought.

The design of the building needs to be better related to its context and the buildings alongside. Particular attention should be paid to the materials used for the external walls (not Farmington stone but stone from a local quarry), the proportion of the new windows giving them a greater vertical emphasis, and reconsideration of the dormer windows to reduce their size and impact. Alterations to improve the utilitarian balustrades to the rear of the property would be advantageous. Buildings on sensitive sites in conservation areas should not include standard components (i.e. windows) that are not designed for the locality, and are usually of the wrong scale and proportion, and purpose designed components should be required".

Since the 2003 application was approved by the District Council, "there has been a tightening of planning laws under PPG3 to consider the architectural quality particularly in a conservation area. There are also existing traffic problems on this narrow road and this application would further exacerbate the problem".

The original plans are now "outdated". "The Town Council feels that its previous comments still apply. In addition, it would "emphasise the change in build quality and a new design is required for today's market place".

BRADFORD ON AVON PRESERVATION TRUST: The Trust "strongly recommends refusal. The proposed design is not in tune with its neighbours. The design of the windows and the use of Farmington stone are unacceptable in this highly sensitive area. Stone from a local quarry must be used to allow any new building here to fit in with its neighbours. The Trust also objects to the garage as part of the proposed dwelling as it would form a regrettable precedent. While the present design was permitted by the District Council in the past, this application is now out of date and should, therefore be considered as a fresh application. Since that time PPG3 has required planners to take account of the architectural quality of proposed designs. This design falls woefully short in this respect".

CONSERVATION AREA OFFICER: No objections subject to planning conditions requiring the submission of samples.

DRAINAGE ENGINEER OFFICER: No comments/objection as land drainage appears to be unaffected.

COUNTY COUNCIL HIGHWAYS AUTHORITY: Although this proposal is not ideal (and there are concerns held over the usability of the car parking spaces, due to their position), however, due regard is given to the no objection provided by the Highway Authority in 2003, and it is accepted that an objection would be difficult to maintain. On the basis of the planning history of the site, no objection is offered.

It should be noted that in October 2003, the Highway Authority recommended that the proposed new masonry wall along the site frontage should be lowered to 0.6 metres to allow for vehicle and pedestrian intervisibility.

COUNTY COUNCIL ARCHAEOLOGIST: Although the Wiltshire Sites & Monuments Record (SMR) shows that the proposed development site lies within a potential area of archaeological interest in the town, in the postulated extent of late post-medieval growth, no archaeological recommendations were made on the previous planning application. As this is a renewal application with no information provided in terms of the potential for archaeology, it would not be appropriate to make any archaeological recommendations.

WESSEX WATER: The development site is located within a foul sewered area with connections also available to the public water supply. The developer/applicant would, however, need to contact developer services to agree connection points at the detailed design stage (following the grant of planning permission).

Neighbours

No third party representations were received.

NEGOTIATIONS / DISCUSSIONS

None.

CONSTRAINTS

Conservation Area
Affects the setting of Listed Buildings (the Community Centre and Christ Church opposite)

POLICIES

Wiltshire Structure Plan 2016

DP7 Housing in Main Towns and settlements
DP9 Use of previously developed land

West Wiltshire District Plan – 1st Alteration 2004

H1 Further Housing Development within Towns
H24 New Housing Design
C17 Conservation Areas
C18 New Development in Conservation Areas
C30 Skylines
C31a Design
C32 Landscaping
C38 Nuisance
T10 Parking

PPS1 Delivering Sustainable Development
PPS3 Housing
PPG13 Transport
PPG15 Planning and the Historic Environment

RELEVANT PLANNING HISTORY

98/01465/FUL - Detached dwelling with integral garage - Approved 07.01.1999.

03/01645/FUL - Detached dwelling with integral garage (renewal of application 98/01465/FUL - Approved 06.11.2003.

KEY ISSUES

The planning history on the site (planning approvals 98/01465/FUL and 03/01645/FUL; Impact on the character and appearance of the area and the street scene; Impact on residential amenities; Highway safety interests.

OFFICER APPRAISAL

This application seeks to renew a previous approval, and since the design and detailing of the proposed development has not changed, the recommendation remains supportive. For the avoidance of any doubt, and despite the Town Council's and the Bradford on Avon Preservation Trust's objection, the development is in keeping with the Conservation Area in respect of scale, design, access, highways, and parking provision. There would however need to be conditions attached to any grant of planning permission (as was the case back in 2003) requiring the applicant/developer to submit samples of the building materials and requiring the proposed new wall at the site frontage to be constructed to a minimum 0.6 metres in height, as per the recommendation of the Highway Authority.

Whilst, the Town Council and the Bradford on Avon Preservation Trust are correct to quote PPS3 as relevant policy context, Members are advised that officers still consider the design of the 3 storey dwelling to be respectful of the historic environment. The size and proportions of the windows and the dormer windows may not replicate exactly those found in the immediate neighbourhood, but it is submitted that in conservation areas, and in Bradford on Avon in particular, the variety of fenestration is a quality to be encouraged, provided that the design and detailing does not cause detriment to the street scene. As was previously reported to committee (in December 1998), the design and use of materials would respect the local vernacular style and is acceptable within the conservation area.

A condition requiring that the garage door be finished in timber is considered necessary to ensure that the property has a traditional frontage elevation.

Government Guidance stipulates that in determining renewal planning applications, local planning authorities should only consider refusal where there has been some material change of planning circumstances since the original permission was granted. If there has been a change in the relevant Planning Policy for the area or if the proposal is materially different in any other way to the original, the Council could re-consider the planning merits of the proposal.

Although the previous applications were considered against the West Wiltshire District Plan 1996 and the current proposal is being considered against the 1st Alteration dated 2004, there have been no material changes in Planning Policy affecting this development. Furthermore, there has been no change in government guidance contained within PPG15 - Planning and the Historic Environment dated 1994 and the design is identical to that which was previously approved. PPS3 - Housing has since been published, however, the proposed development does not conflict with the policy guidance of PPS3 and as a consequence, it is submitted that recommending refusal (after the proposal has been approved on two occasions) would be unreasonable.

As indicated above, the Highways Authority reports no objection. Given that the site still benefits from a "live" permission, the Council cannot reasonably refuse the application (after approving it twice). It is also relevant to note, that even if the Committee were minded to refuse this application, the applicant could commence works on site under the previous approval.

The Council previously considered amenity issues and it was decided that the proposed house would not detrimentally affect neighbouring interests. This remains the case.

Some additional tree and shrub planting at the site would help merge the proposed development into the townscape, and if Members are minded to approve the application, a planning condition requiring submission of a landscaping scheme would be required.

RECOMMENDATION

Approve.

RELATED PLANS

Drawing : 98-72-1 received on 31.07.2008

Drawing : 98-72-2 A received on 31.07.2008

Drawing : 98-72-3 A received on 31.07.2008

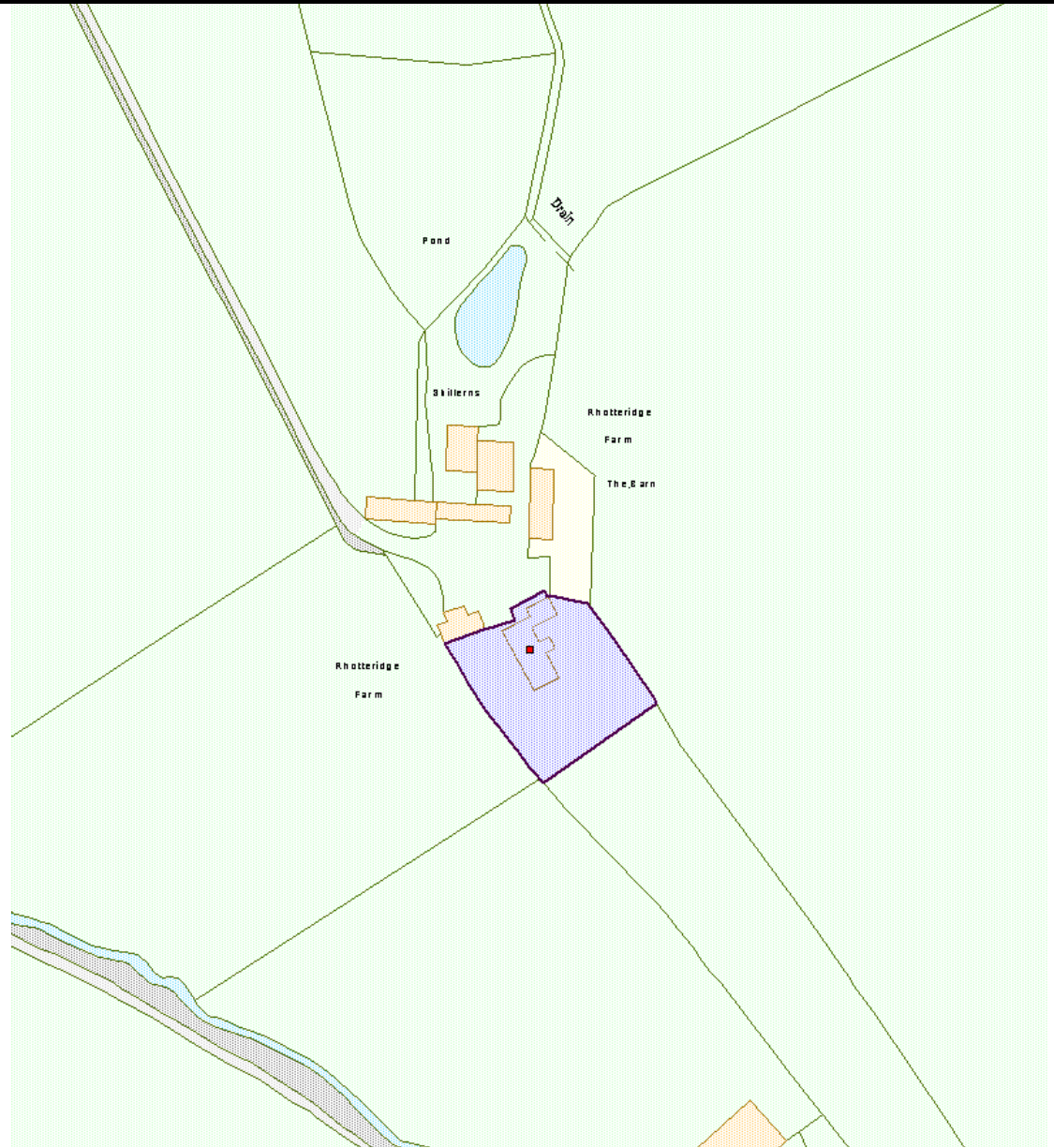
PLANNING COMMITTEE

23 October 2008

ITEM NO: 06

APPLICATION NO: 08/02321/FUL

LOCATION: Rhotteridge Farm Lower Woodrow Melksham
Wiltshire SN12 7RB



NOT TO SCALE

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office
© Crown Copyright unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings

West Wiltshire District Council, Bradley Road, Trowbridge, Wiltshire, BA14 0RD Tel: 01225 776655
Fax: 01225 770314
www.westwiltshire.gov.uk

SLA: 100022961

06 Application: 08/02321/FUL

Site Address: Rhotteridge Farm Lower Woodrow Melksham Wiltshire SN12 7RB

Parish: Melksham Without Ward: Melksham Without
Grid Reference 393161 165993
Application Type: Full Plan
Development: Single storey extension to form garden room and new canopy to dwelling entrance
Applicant Details: Mr A Reed
Rhotteridge Farm Lower Woodrow Melksham Wiltshire SN12 7RB
Agent Details: CMS Bath Limited
FAO Mr P Rogers 45-49 High Street Corsham Wiltshire SN13 0EZ
Case Officer: Ms Margaretha Bloem
Date Received: 07.08.2008 Expiry Date: 02.10.2008

JUSTIFICATION FOR RECOMMENDATION:

The proposed development would not materially affect the amenities of the neighbours or result in any detrimental impact on the street scene and would not significantly harm any interests of acknowledged importance.

RECOMMENDATION: Permission

Condition(s):

- 1 The development hereby permitted shall begin before the expiration of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C31A.

COMMITTEE REPORT

APPLICATION DETAILS

This application is brought to Committee because Melksham Without Parish Council objects contrary to your officer's recommendation.

The proposal is for a single storey extension to form a garden room and new canopy to the dwelling entrance.

The single storey side extension (4 metres wide and 6.8 metres deep) will have a pitched roof with a ridge height of 4.46 metres. One internal access will be created to link the garden room with the dwelling. The extension will have an oak frame with glazing and a roof with red clay pantiles.

A proposed pitched roof (red clay pantiles) front porch will have two oak columns on a stone base and will cover a floor area of 1.25 metres x 1.9 metres.

The farm house is a grade II listed building.

SITE VISIT / STATUTORY SITE NOTICES

Date of Site Visit : Site visited on 15.08.2008.

Date Site Notice Posted : Site notice displayed on 15.08.2008.

CONSULTATIONS

Parish/Town Council : MELKSHAM WITHOUT PARISH COUNCIL - The Parish Council objects to the proposed style of doors which are out of keeping with a traditional farmhouse and listed building.

Neighbours : No comments received.

NEGOTIATIONS / DISCUSSIONS

Revised plans received showing the retention of the chimney with the construction details. The revised plans indicate red clay pantiles roofs that would be more in keeping with the listed building. The agent confirmed that the Oak frame would structurally support the roof structure.

CONSTRAINTS

Open countryside
Grade II Listed Building

POLICIES

Wiltshire & Swindon Structure Plan 2016
HE7 Conservation areas and listed buildings

West Wiltshire District Plan - 1st Alteration 2004
Policies: C28, C31a and C38.

Supplementary Planning Guidance - House alterations and extensions July 2004.

PPS1 Delivering Sustainable Development
PPG15 Planning and the Historic Environment

RELEVANT PLANNING HISTORY

81/00151/HIS Alterations and extension to dwelling

KEY ISSUES

Impact on character of area/listed building
Impact on neighbour amenity

OFFICER APPRAISAL

Character of the Area/Host Building

The single storey extension and porch will be subservient additions to the dwelling and will not have a harmful impact on the character of the listed building or the surrounding area. The dwelling is set back from the road and will not be visible in the streetscene.

Neighbour Amenity

Policy C38 and the SPG gives further advice as to what would likely cause nuisance to neighbours. The proposal will not harm the neighbour amenities of the holiday cottage and barn to the north of the dwelling as the single storey side extension is to the south of the dwelling. The farm house is located in the countryside and there are no immediate neighbouring properties.

RECOMMENDATION

Permission.

RELATED PLANS

Drawing : 08.1170.SK(P)LOC received on 07.08.2008

Drawing : 08.1170.SK(P)01 received on 07.08.2008

Drawing : 08.1170.SK(P)02 A received on 07.10.2008

Drawing : 08.1170.SK(P)03 A received on 07.10.2008

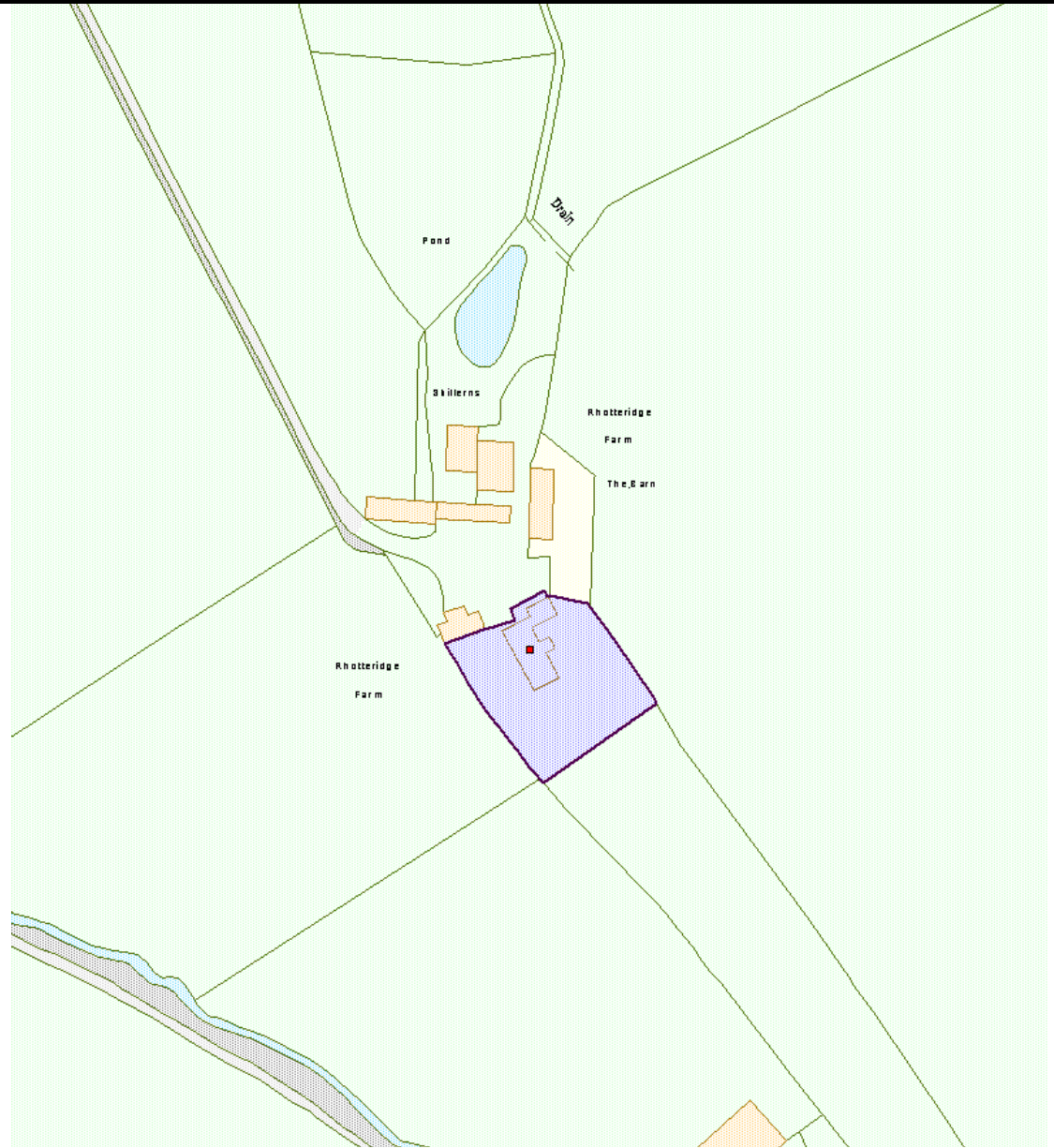
PLANNING COMMITTEE

23 October 2008

ITEM NO: 07

APPLICATION NO: 08/02322/LBC

LOCATION: Rhotteridge Farm Lower Woodrow Melksham
Wiltshire SN12 7RB



NOT TO SCALE

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office
© Crown Copyright unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings

West Wiltshire District Council, Bradley Road, Trowbridge, Wiltshire, BA14 0RD Tel: 01225 776655
Fax: 01225 770314
www.westwiltshire.gov.uk

SLA: 100022961

07 Application: 08/02322/LBC

Site Address: Rhotteridge Farm Lower Woodrow Melksham Wiltshire SN12 7RB

Parish: Melksham Without Ward: Melksham Without
Grid Reference 393161 165993
Application Type: Listed building
Development: Single storey extension to form garden room and new canopy to dwelling entrance
Applicant Details: Mr A Reed
Rhotteridge Farm Lower Woodrow Melksham Wiltshire SN12 7RB
Agent Details: CMS (Bath) Ltd
51-53 High Street Corsham Wiltshire SN13 0EZ
Case Officer: Ms Margaretha Bloem
Date Received: 07.08.2008 Expiry Date: 02.10.2008

JUSTIFICATION FOR RECOMMENDATION:

The proposed development conforms to the Development Plan and would have a minimal impact upon the character of the Listed Building therefore there are no objections to it on planning grounds.

RECOMMENDATION: Permission

Condition(s):

- 1 The works hereby authorised shall begin not later than three years from the date of this consent.

REASON: In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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: To ensure that the character and fabric of the listed building is protected.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C28.

- 3 A full schedule of repairs shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works to the listed building, and subsequently the works shall be carried out strictly in accordance with the approved details.

REASON: To ensure that the character and appearance of the listed building is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C28.

COMMITTEE REPORT

APPLICATION DETAILS

This application is brought to Committee because Melksham Without Parish Council objects contrary to your officer's recommendation.

This proposal is for a single storey extension to form a garden room and new canopy to the dwelling entrance. The existing chimney will be retained.

The single storey side extension (4 metres wide and 6.8 metres deep) will have a pitched roof with a ridge height of 4.46 metres. One internal access will be created to link the garden room with the dwelling. The extension will have an oak frame with glazing and a roof with red clay pantiles.

A proposed pitched roof (red clay pantiles) front porch will have two oak columns on a stone base and will cover a floor area of 1.25 metres x 1.9 metres.

The farm house is a grade II listed building.

SITE VISIT / STATUTORY SITE NOTICES

Date of Site Visit : Site visited on 15.08.2008.

Date Site Notice Posted : Site notice displayed on 15.08.2008.

CONSULTATIONS

Parish/Town Council : MELKSHAM WITHOUT PARISH COUNCIL - The Parish Council objects to the proposed style of doors which are out of keeping with a traditional farmhouse and listed building.

Internal :

HERITAGE DEVELOPMENT OFFICER - Any extension to a Listed Building must be a subservient element whilst retaining the historic character and fabric of the building. This proposal utilises traditional materials and a sympathetic design and would preserve the character of the Grade II Listed Building. I have no objections subject to a material sample condition being applied to any consent granted.

Neighbours : No comments received.

NEGOTIATIONS / DISCUSSIONS

Revised plans received showing the retention of the chimney with the construction details. The revised plans indicate red clay pantiles roofs that would be more in keeping with the listed building. The agent confirmed that the Oak frame would structurally support the roof structure.

CONSTRAINTS

Listed building
Open countryside

POLICIES

Wiltshire & Swindon Structure Plan 2016
HE7 Conservation areas and listed buildings

West Wiltshire District Plan - 1st Alteration 2004
Policies: C28

PPS1 and PPG15.

RELEVANT PLANNING HISTORY

00/00228/LBC Replacement of 3 rotten window frames with new single glazed hardwood frames – Consent.

87/01598/LBC Conversion of barn to dwelling – Consent.

86/01564/LBC Addition of ground floor living room and porch – Consent.

KEY ISSUES

Impact on character of Listed Building

OFFICER APPRAISAL

Listed Building and Surrounding Area

Under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Local Planning Authority has a duty to pay special attention to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses when determining an application for listed building consent.

The proposed porch and single storey extension is of an acceptable design and is of a similar size as the extensions approved under 86/01564/LBC. The design of the single storey extension is modern and the quality materials and well proportioned design would not harm the setting or character of the listed building. The proposed opening will have a minimal impact on the fabric of the listed building. The proposal is sympathetic to the character of the listed building and will have a minimal impact on the appearance or setting of the listed building.

RECOMMENDATION

Consent.

RELATED PLANS

Drawing : 08.1170.SK(P)LOC received on 07.08.2008

Drawing : 08.1170.SK(P)01 received on 07.08.2008

Drawing : 08.1170.SK(P)02 A received on 07.10.2008

Drawing : 08.1170.SK(P)03 A received on 07.10.2008

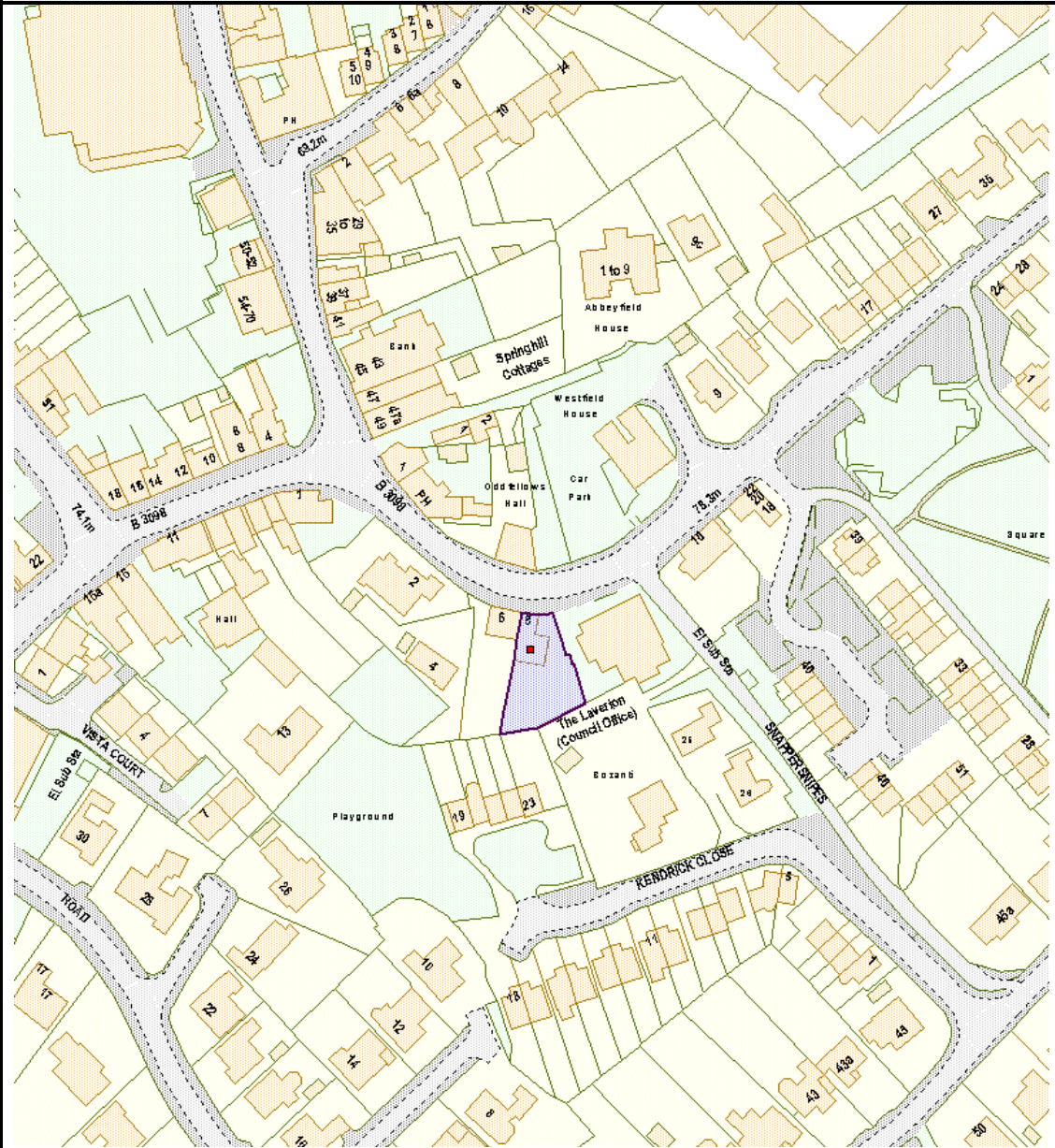
PLANNING COMMITTEE

23 October 2008

ITEM NO: 08

APPLICATION NO: 08/02521/LBC

LOCATION: 8 Bratton Road Westbury Wiltshire BA13 3EN



NOT TO SCALE

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office
© Crown Copyright unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings

West Wiltshire District Council, Bradley Road, Trowbridge, Wiltshire, BA14 0RD Tel: 01225 776655
Fax: 01225 770314
www.westwiltshire.gov.uk

SLA: 100022961

08 Application: 08/02521/LBC

Site Address: 8 Bratton Road Westbury Wiltshire BA13 3EN

Parish: Westbury Ward: Westbury Laverton

Grid Reference 387381 151084

Application Type: Listed building

Development: To install a solar thermal water heating system

Applicant Details: Mr C Kirk
8 Bratton Road Westbury Wiltshire BA13 3EN

Agent Details:

Case Officer: Miss Andrea Levin

Date Received: 29.08.2008 Expiry Date: 24.10.2008

JUSTIFICATION FOR RECOMMENDATION:

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

RECOMMENDATION: Consent

Condition(s):

- 1 The works hereby authorised shall begin not later than three years from the date of this consent.

REASON: In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

COMMITTEE REPORT

APPLICATION DETAILS

This application is brought to committee because the applicant is an employee of West Wiltshire District Council.

This is a Listed Building Consent application for the installation of a solar thermal water heating system on the Southern elevation of a Grade II Listed Building. The solar collector measures 92 mm in thickness and would be positioned on a more modern lean-to extension on the rear elevation of the property.

SITE VISIT / STATUTORY SITE NOTICES

A site visit was carried out to assess the site context

CONSULTATIONS

Town/Parish Council : WESTBURY TOWN COUNCIL - No objections

Neighbours : Neighbours notified by way of site notice on 04.09.2008. No comments received

CONSTRAINTS

Grade II Listed Building

POLICIES

West Wiltshire District Plan Policies C28, C31a

RELEVANT PLANNING HISTORY

None

KEY ISSUES

Impact upon character and fabric of Listed Building

OFFICER APPRAISAL

The proposal utilises a sympathetic solar panel design, which would sit flush on the roof of the rear extension, thus having a minimal impact upon the character of the listed building. As it would be positioned on a more modern element of the property, the solar panel would not impact upon the historic fabric of the building. Further to this, within the proposed position, it would not be seen from any public vantage points.

RECOMMENDATION

Consent

RELATED PLANS

Drawing : SITE PLAN L7 received on 26.08.2008

Drawing : EXISTING PLANS L19 received on 26.08.2008

Drawing : PROPOSED PLANS L20 received on 26.08.2008

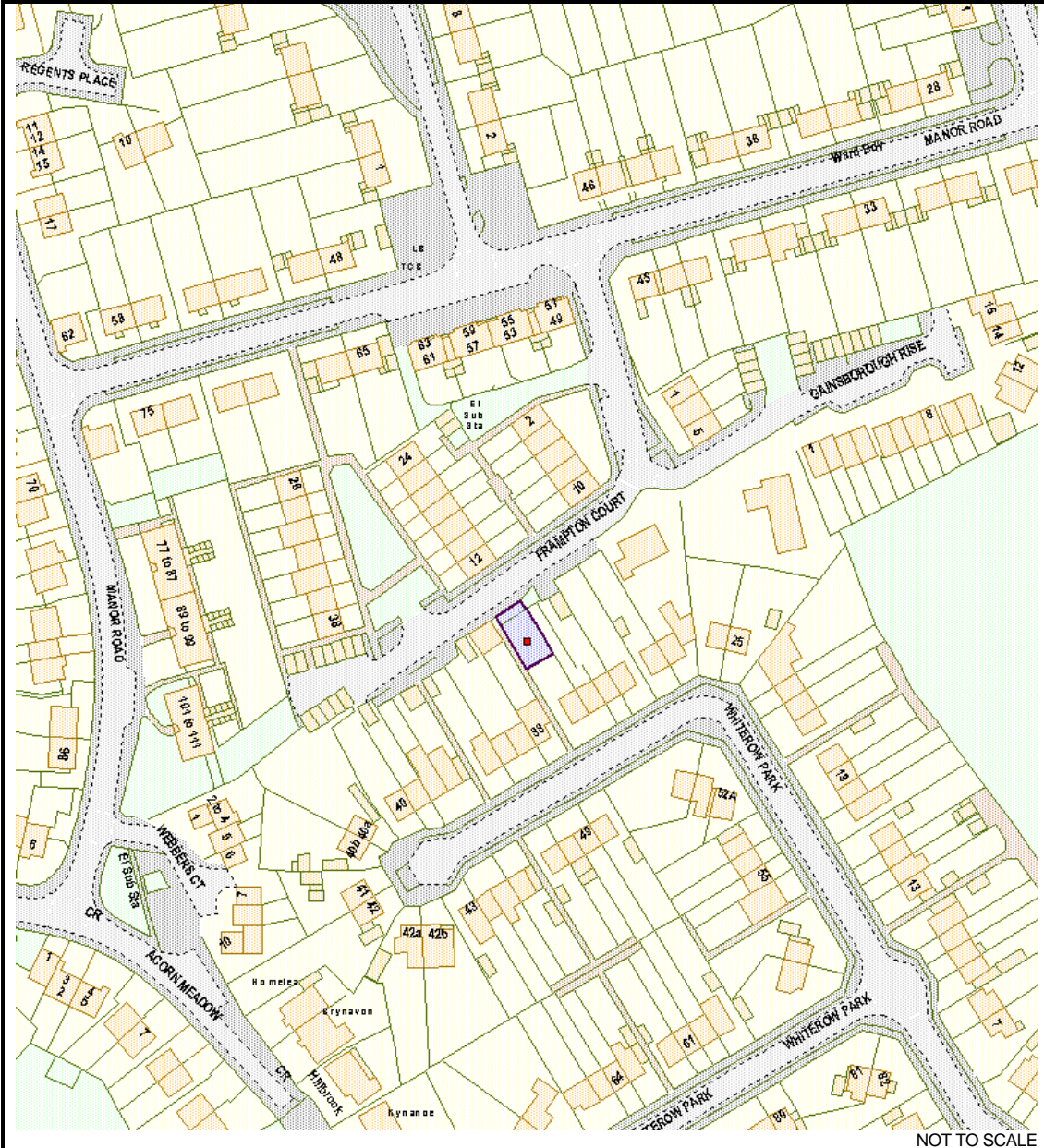
PLANNING COMMITTEE

23 October 2008

ITEM NO: 09

APPLICATION NO: 08/02589/FUL

LOCATION: Land Between Frampton Court And 32 Whiterow Park Trowbridge Wiltshire



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office

© Crown Copyright unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings

West Wiltshire District Council, Bradley Road, Trowbridge, Wiltshire, BA14 0RD Tel: 01225 776655

Fax: 01225 770314

www.westwiltshire.gov.uk

SLA: 100022961

09 Application: 08/02589/FUL

**Site Address: Land Between Frampton Court And 32 Whiterow Park
Trowbridge Wiltshire**

Parish: Trowbridge Ward:
Grid Reference 384136 156609
Application Type: Full Plan
Development: Erection of a detached 2 bedroom chalet bungalow
Applicant Details: Mr Jonathan Swindell
32 Whiterow Park Trowbridge Wiltshire BA14 0EG
Agent Details: Mr John Swindell
68 Tynning Road Winsley Bradford On Avon Wiltshire BA15 2JP
Case Officer: Mr Matthew Perks
Date Received: 01.09.2008 Expiry Date: 27.10.2008

JUSTIFICATION FOR RECOMMENDATION:

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

RECOMMENDATION: Permission

Condition(s):

- 1 The development hereby permitted shall begin before the expiration of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted 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: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C31A.

- 3 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure the appearance of the development is satisfactory.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C32.

4 Before the development is first used, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway.

REASON: In the interests of highway safety.

5 An area allocated for two parking spaces as indicated in the application form together with the means of access thereto shall be completed and made available for use before the premises are occupied and shall be maintained as such thereafter.

REASON: To ensure that an adequate area for parking is available in the interests of highway safety.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy T10.

6 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, or any order revoking and re-enacting that Order with or without modification, no windows other than those hereby approved shall be added to the east or west elevations, and no rooflights other than that hereby approved shall be added to the rear roof slope of the development hereby permitted.

REASON: In the interests of amenity and privacy.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C38.

7 The upstairs window to the west elevation and serving the landing shall be obscure glazed prior to the first occupation of the development hereby permitted and shall be maintained as such at all times thereafter.

REASON: In the interests of amenity and privacy.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C38.

Note(s) to Applicant:

1 The applicant is advised to contact Wessex Water (01225 526000) with regard to connection to and protection of water infrastructure.

COMMITTEE REPORT

APPLICATION DETAILS

This application is referred to Committee since the Trowbridge Town Council recommends refusal and officers recommend permission.

This is a full application for a dwelling on land between Frampton Court and 32 Whiterow Park, Trowbridge.

The site of approximately 185m² in extent would be located at the northern end of the garden to no 32 Whiterow Park. The site would include a portion of the grass verge adjacent to the road in order to accommodate parking.

The proposal is a revision to the plan submitted under application reference 06/03779/FUL which was refused for the following reason:

"The proposed dwelling, by reason of its design, siting and position on this plot would result in a cramped form of development out of keeping with the surrounding area and disrupting the existing pattern of development in the locality contrary to Policy H1 of the West Wiltshire District Plan 1st Alteration 2004."

The revised proposal changes the orientation of the building to provide for an increase in rear garden space to the dwelling, and re-orientates the building so that the roof ridge line runs in the same direction as that of dwellings recently approved to the east of the site.

SITE VISIT / STATUTORY SITE NOTICES

Date of Site Visit : The site was visited on a number of occasions, with a site notice being posted on 8 September 2009.

CONSULTATIONS

Parish/Town Council : TROWBRIDGE TOWN COUNCIL objects on grounds of overcrowding, loss of amenity and nuisance to neighbours.

External :

HIGHWAY AUTHORITY

No objection subject to conditions.

WESSEX WATER

No objection.

Neighbours :

Three neighbours responded to advertising. One neighbour attached a petition with 18 signatures to the effect that this and all other applications in this locality should be refused.

Grounds for objection include:

- highway safety in the Frampton Court cul-de-sac, especially during the construction phase;
- inaccessibility to emergency vehicles;
- parking problems;
- the planning history of refusals, with little change in this case;
- inadequate size of parking spaces;
- future flooding problems due to overdevelopment;
- the development could lead to an increased number of children in the area and consequent highway safety issues; and
- overlooking into Frampton Court.

CONSTRAINTS

The site falls within Trowbridge Town Policy Limits.

POLICIES

West Wiltshire District Plan 1st Alteration

C31a - Design

C38 - Nuisance

H1 - Further housing development in towns

RELEVANT PLANNING HISTORY

06/01616/FUL: Erection of a detached 2 bedroom chalet bungalow: Refused : 14/11/06

06/03779/FUL : Erection of a detached 2 bedroom chalet bungalow: Refused : 25/01/2007 and dismissed on appeal 04.07.2007

There is also planning history on immediately adjacent properties that has a bearing on this case:

06/03512/OUT - Residential development for 2 three-bedroom dwellings (Land Rear of 28 and 29) - Refusal - 08.01.2007

07/02906/FUL - Residential development of 3 dwellings (Land rear of 29 to 31) - Refusal - 6.12.2007. This application was subsequently granted permission on appeal on 09.06.2008.

08/00416/FUL: Two dwellings: Permission: 14.04.2008

KEY ISSUES

The only issue in this case is whether or not there have been material changes to circumstances that indicate permission contrary to previous decisions in respect of development on this site.

OFFICER APPRAISAL

The recent allowing of the appeal in respect of application 07/02906/FUL fundamentally alters circumstances in considering development of the sites to the rear of the terrace No's 29 to 32 Whiterow Park, and that front onto Frampton Court. The Inspector in his decision stated as follows:

"The proposed new dwellings would be quite small and with a low profile, having first floor rooms set into the roofspace. In my view, the form, bulk, proportions and indicative materials would be quite in keeping with the bungalow and garage to the east, and would represent a considerable improvement to the street scene generally in Frampton Court. I acknowledge that the gardens would be notably smaller than the houses in Whiterow Park, but they would not be dissimilar to those for the other houses in Frampton Court. I also recognise that the gardens for 29-31 Whiterow Park would become much smaller than those to either side. However, the reduced gardens should be large enough to provide a reasonable amount of sitting out space and play area for children - comparable to the garden area provided for the Frampton Court houses. The smaller gardens both for the proposed and existing houses would not be noticeable in the views across and through the area and, although creating a pocket of higher density of development, I do not consider that this would affect the perceived character and appearance of the area generally. Taking all of these points together, I conclude that the proposed scheme would not appear out of keeping with the surrounding development and the appeal should be allowed."

The proposal under the appealed application 07/02906/FUL was for three dwellings on plots to the rear of No's 29 to 31 that are almost identical to that which is the subject of this current application. The current proposal furthermore relates well in terms of its form and height to those permitted by the inspector, and parking arrangements are similar.

Thus, whilst the objection of the Town Council and the comments of the neighbours are noted, it is considered that the outcome of the appeal on the adjacent sites and in such similar circumstances indicates that the earlier LPA view on the development of the site should be revisited, with permission to be granted subject to conditions. This is especially so where similar objections were made in respect of the related applications and were considered by the Inspector.

RECOMMENDATION

Permission

RELATED PLANS

Drawing : LOCATION PLAN received on 24.06.2008

Drawing : GROUND AND FIRST FLOOR received on 24.06.2008

Drawing : EXTERNAL VIEWS received on 24.06.2008

Drawing : STREET AND GARDEN VIEWS received on 24.06.2008

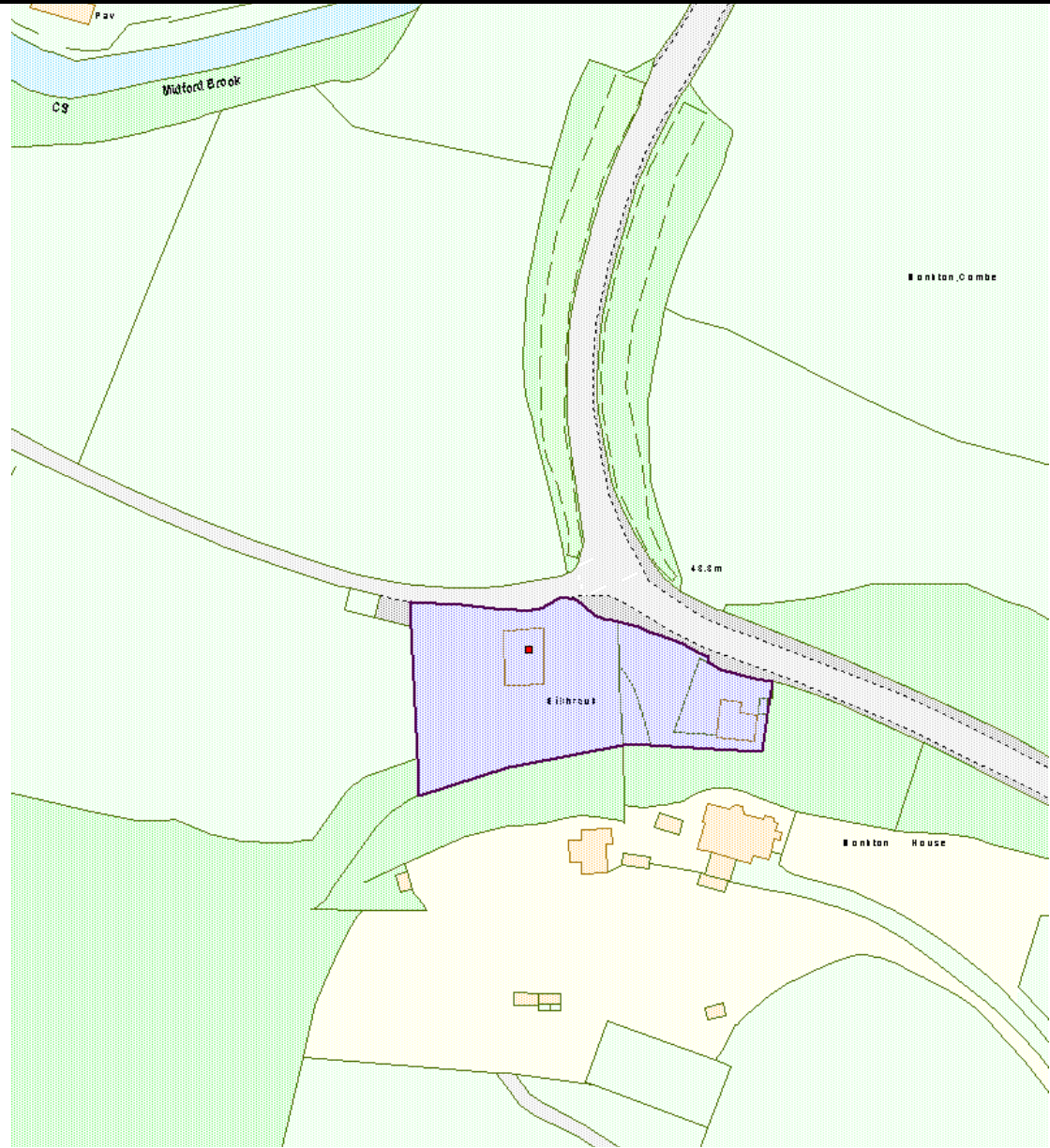
PLANNING COMMITTEE

23 October 2008

ITEM NO: 10

APPLICATION NO: 08/02305/FUL

LOCATION: Millbrook 1 Waterhouse Lane Limley Stoke
Wiltshire BA2 7JA



NOT TO SCALE

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office
© Crown Copyright unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings

West Wiltshire District Council, Bradley Road, Trowbridge, Wiltshire, BA14 0RD Tel: 01225 776655
Fax: 01225 770314
www.westwiltshire.gov.uk

SLA: 100022961

10 Application: 08/02305/FUL

Site Address: Millbrook 1 Waterhouse Lane Limpley Stoke Wiltshire BA2 7JA

Parish: Limpley Stoke

Ward: Manor Vale

Grid Reference 378004 161831

Application Type: Full Plan

Development: Side conservatory extension

Applicant Details: Mrs L Markham
Millbrook Waterhouse Lane Monkton Combe Monkton Combe
BA2 7JA

Agent Details: Adrian Forber Plan Drawing Service
Mr Adrian Forber 5 Beaumont Close Longwell Green Bristol BS30
9XN

Case Officer: Mr Kenny Green

Date Received: 06.08.2008

Expiry Date: 01.10.2008

JUSTIFICATION FOR RECOMMENDATION:

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

RECOMMENDATION: Permission

Condition(s):

- 1 The development hereby permitted shall begin before the expiration of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

COMMITTEE REPORT

APPLICATION DETAILS

This application is brought to the planning committee because Limpley Stoke Parish Council object to the proposals contrary to your officer's recommendation.

This application seeks planning permission to erect a conservatory onto the western side gable elevation of a 6 bed dwellinghouse that currently offers b+b accommodation facilities (which comprises 3 bedrooms as well as the use of the dining room).

The host building is a detached two-storey property located about 20 metres to the west of the A36 on elevated land which is set back about 5 metres from Waterhouse Lane. The application site is located within the West Wiltshire Green Belt and an area of Outstanding Natural Beauty.

The proposed conservatory has been revised during the planning process from 32.4 square metres to 28.4 square metres. Crucially, the projection of the conservatory on the side extension has been reduced from 8.1 metres to 6.1 metres.

The applicant's agent seeks permission for a traditional and uniform shaped conservatory using white UPVC to match the fenestration of the existing property.

The applicant's agent has confirmed that the conservatory would function as a garden room/living space for the family resident as Millbrook.

SITE VISIT / STATUTORY SITE NOTICES

Date of Site Visit 28.08.2008. The site notice was displayed on a nearby post at the site frontage on the same date.

CONSULTATIONS

Parish Council

Limpley Stoke Parish Council Objected to the original proposal on 04.09.2008 stating that "the conservatory is disproportionate to the existing dwelling", and that "the materials would be preferred in a timber like" colour in order to compliment the existing dwelling and wooded background". "A conservatory of this size would be very visible across the valley".

Following receipt of revised plans, the Parish Council maintained its objection arguing that "the revised conservatory still adds 60% to the frontage of the house which affects the openness of the green belt and a large white conservatory can only detract from the visual attraction of a pleasantly symmetrical and prominently located house just off the A36 and visible from Brassknocker Hill".

Monkton Combe Parish Council Requested consultation on this application on 15.09.1008 however the Parish Council did not provide a response.

Neighbours No third party representations were received.

NEGOTIATIONS / DISCUSSIONS

The case officer wrote to the applicant's agent requesting revisions be made to the proposed extension to reduce its bulk and projection from the gable elevation to make it more subservient to the original dwellinghouse. This request resulted in the submission of revised plans on 10.09.2008.

CONSTRAINTS

Green Belt
Area of Outstanding Natural Beauty

POLICIES

West Wiltshire District Plan – 1st Alteration 2004
C31a Design
C2 Area of Outstanding Natural Beauty

Government Guidance
PPG2 Green Belts
PPG7 Sustainable Development in Rural Areas

Supplementary Planning Guidance
Household Alterations and Extensions (July 2004);

RELEVANT PLANNING HISTORY

None.

KEY ISSUES

Impact on the Green Belt and Area of Outstanding Natural Beauty
Design and Detailing of the conservatory.

OFFICER APPRAISAL

PPG2 explains that the limited extension and alteration of existing dwellings within green belts is not inappropriate, provided it does not result in disproportionate additions over and above the size of the original building, the extension would not be classified as being inappropriate development.

Following revisions made to the submission, the applicant seeks permission to erect a 28.4 square metre conservatory on the side elevation of a dwellinghouse with a footprint measuring about 138 square metres. The addition would constitute a 20% increase.

The key determining issue is whether the 20% increase in floor area would be disproportionate to the "original" dwelling and/or would it cause detriment to the openness of the Green Belt?

A 20% increase of the existing dwelling cannot reasonably be argued to be a "disproportionate" extension. The ground floor addition would appear subservient to the "original" two-storey dwelling and it most certainly would not result in an addition "over and above the size of the original building".

It is duly noted that the Council has allowed many extensions to properties in the Green Belt with greater added volumes.

The extension may well be visible from across the valley (as submitted by Limpley Stoke Parish Council). However, it is submitted that the addition would read as a subservient extension and with the elevated wooded background behind the property, the addition would not detrimentally affect the openness of the Green Belt.

The remaining issues to be considered relate to the design and detailing of the conservatory. The conservatory would have a traditional and uniform shape with vertically proportioned glazing units. Therefore there is no policy objection to be made. Given that the existing house has white UPVC window units, it is submitted unreasonable to require the conservatory to be formed using hardwood.

On the basis of the above, the application is recommended for approval.

RECOMMENDATION

Approve.

RELATED PLANS

Drawing : 310808/3 received on 10.09.2008

Drawing : 310808/2 received on 10.09.2008

Drawing : 260708/1 received on 06.08.2008

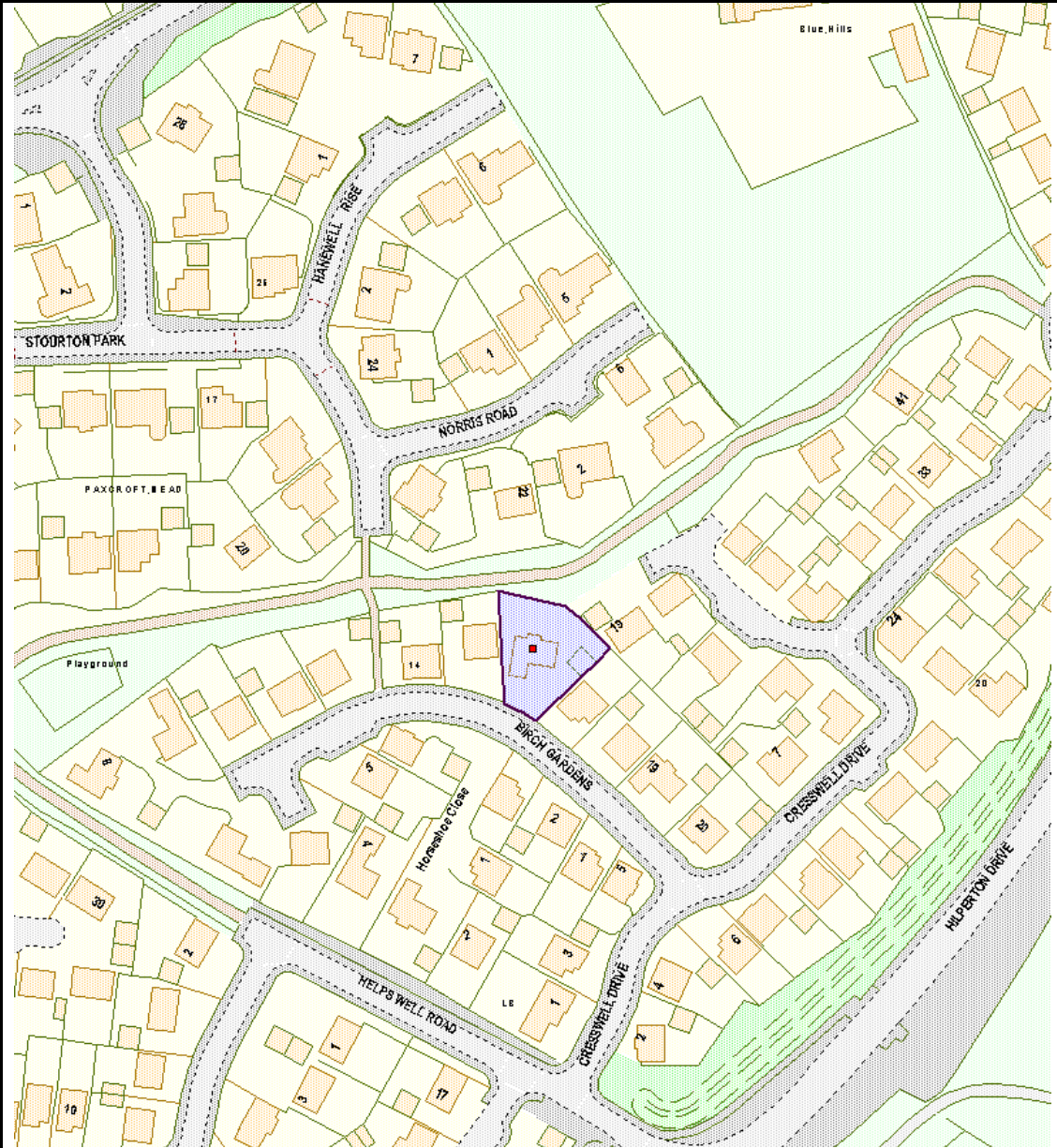
PLANNING COMMITTEE

23 October 2008

ITEM NO: 11

APPLICATION NO: 08/02482/FUL

LOCATION: 16 Birch Gardens Hilperon Wiltshire BA14 7TW



NOT TO SCALE

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office
© Crown Copyright unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings

West Wiltshire District Council, Bradley Road, Trowbridge, Wiltshire, BA14 0RD Tel: 01225 776655
Fax: 01225 770314
www.westwiltshire.gov.uk

SLA: 100022961

11 Application: 08/02482/FUL

Site Address: 16 Birch Gardens Hilperton Wiltshire BA14 7TW

Parish: Hilperton Ward: Avonside
Grid Reference 387965 158997
Application Type: Full Plan
Development: Erection of side and rear single storey extension
Applicant Details: Mr And Mrs D Mason
16 Birch Gardens Hilperton Wiltshire BA14 7TW
Agent Details: Mr T A Hopkins
11 Great Parks Holt Trowbridge Wilts BA14 6QP
Case Officer: Miss Jennifer Fivash
Date Received: 20.08.2008 Expiry Date: 15.10.2008

JUSTIFICATION FOR RECOMMENDATION:

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

RECOMMENDATION: Permission

Condition(s):

- 1 The development hereby permitted shall begin before the expiration of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

- 2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C31A.

- 3 The property as a whole shall be occupied as one dwelling unit, with the accommodation hereby permitted occupied as part of, or an extension to, the main dwelling and it shall not be let or sold as separate accommodation.

REASON: Because the creation of a separate dwelling has not be considered as part of this application and would not be appropriate in this location due to the impact on neighbour amenity and highway implications.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy H1, C31A and C38.

Note(s) to Applicant:

- 1 The developer/applicant is advised to take into account the contents of the Wessex Water letter dated 28 August 2008.

COMMITTEE REPORT**APPLICATION DETAILS**

This application is brought to committee as Hilperton Parish Council recommendation object contrary to the officer's recommendation.

This is a full planning application for a single storey extension to form a rap around design to the side and rear of this detached property. The proposed extension would be on the western side of the property providing accommodation for a disabled relative.

The side part of the extension would be 1.8 metres wide at the front of the property and 3.6 metres wide at the rear and 8.8 metres in length with a height of 3.6 metres at the highest point. The rear part of the extension would be 2 metres by 6.6 metres with a height of 3.4 metres at the highest point.

SITE VISIT / STATUTORY SITE NOTICES

Date of Site Visit : 29 August 2008

CONSULTATIONS

Parish/Town Council : Hilperton Parish Council – Objects. Considers it an inappropriate form of development which would dominate nearby buildings and which would have a poor relationship with the Adjoining buildings. Requests that if council is minded to approve, then the velux windows be obscure glazing. Comments received 17 September 2008.

External : Wessex Water – No objection subject to an informative being attached. Comments received 1 September 2008.

Neighbours : No comments received.

NEGOTIATIONS / DISCUSSIONS

None

CONSTRAINTS

None

POLICIES

West Wiltshire District Plan First Alteration 2004
C31A Design
C38 Nuisance

SPG Design Guidance House Alterations and Extensions

RELEVANT PLANNING HISTORY

None

KEY ISSUES

- Impact on street scene
- Impact on neighbours

OFFICER APPRAISAL

The proposal is for a single storey extension which would be sympathetic to the host building

The proposed extension would not affect the amenities of the neighbouring property due to the size and there being no windows in the side elevation. Three velux windows are in the roof to provide light and are positioned at 3 metres from ground level.

There would be no harm to the street scene due to the extension appearing as a subservient element compared to the host building. The proportion of the extension that is visible from the highway is minimal only providing access into the annex.

The proposed annex would be ancillary to the host building providing a living area for a disabled person. The extension is not self contained unit of accommodation as the cooking facilities are in the main house. A condition is attached to ensure that it will be uses ancillary to the main house.

The proposal complies with policy.

RECOMMENDATION

Permission

RELATED PLANS

Drawing : SITE PLAN received on 20.08.2008

Drawing : BLOCK PLAN received on 20.08.2008

Drawing : PROPOSED ELEVATIONS received on 20.08.2008

Drawing : PROPOSED FLOOR PLAN received on 20.08.2008

Drawing : EXISTING ELEVATIONS received on 20.08.2008

Drawing : EXISTING FLOOR PLANS received on 20.08.2008

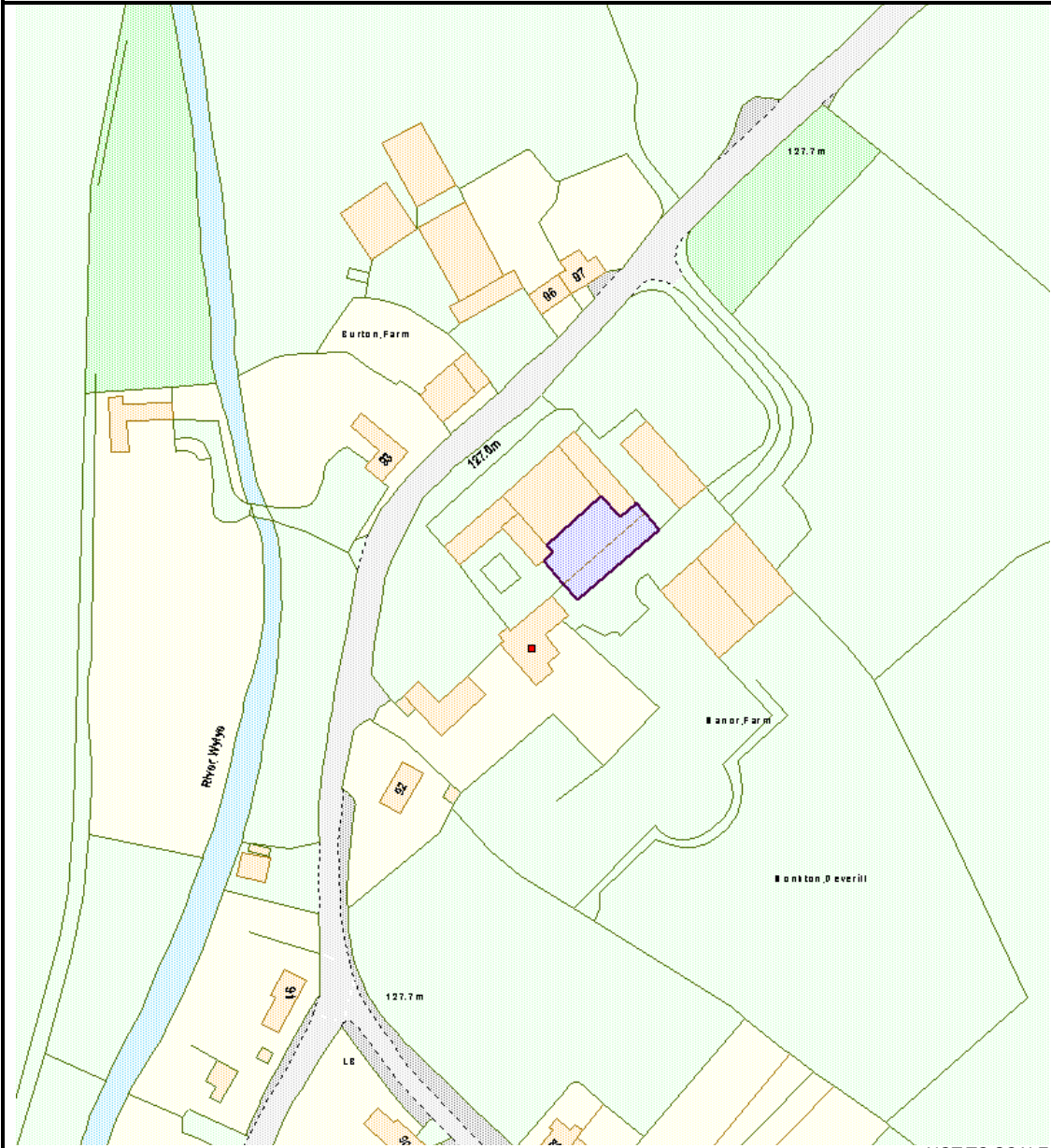
PLANNING COMMITTEE

23 October 2008

ITEM NO: 12

APPLICATION NO: 08/01945/FUL

LOCATION: Manor Farm Monkton Deverill Wiltshire BA12 7EU



NOT TO SCALE

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office
© Crown Copyright unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings

West Wiltshire District Council, Bradley Road, Trowbridge, Wiltshire, BA14 0RD Tel: 01225 776655
Fax: 01225 770314
www.westwiltshire.gov.uk

SLA: 100022961

12 Application: 08/01945/FUL

Site Address: Manor Farm Monkton Deverill Wiltshire BA12 7EU

Parish: Kingston Deverill Ward: Shearwater
Grid Reference 385602 137573
Application Type: Full Plan
Development: Alteration to roof (increasing height by 0.5 metres) on outbuilding
Applicant Details: Mr J Williams
Manor Farm Monkton Deverill Wiltshire BA12 7EU
Agent Details: Mr Peter Withey
3 Hill Deverill Warminster Wilts BA12 7EF
Case Officer: Miss Carla Rose
Date Received: 02.07.2008 Expiry Date: 27.08.2008

RECOMMENDATION: Refusal

Reason(s):

- 1 The increase in height and mass of the roof fails to respect or enhance the character of the listed curtilage building and its increased prominence would harm the setting of the Grade II Listed Manor Farmhouse and the historic farmstead of which it forms a part contrary to Policy C28 of the West Wiltshire District Plan -1st Alteration 2004.

Note(s) to Applicant:

- 1 You are advised that in the event of the submission of a revised scheme that the works proposed to the Grade II listed curtilage building would require listed building consent as well as planning permission.

COMMITTEE REPORT

APPLICATION DETAILS

The application has been brought to committee at the request of Councillor Mounde.

This is a full application for the replacement roof of an outbuilding at Manor Farm in Monkton Deverill.

This outbuilding forms part of the historic farmstead to Manor Farm which is a Grade II listed building and is a typically long and low agricultural building originally used for the purposes of housing farm animals or storage.

This building is listed Grade II by reason of being a curtilage structure and is subservient to the farmhouse both in its form and original function. There is no evidence to suggest that it would have been a taller building, in fact this type of long and low construction is typical of cattle barns and byres dating from the 17th, 18th and 19th centuries. It is built from stone with brick quoins and band course detailing under a profiled metal sheet roof.

The application is to raise the height of this building by 0.5m and remove the later addition of 20th century sheet roofing and replace it with a clay pan tile roof. Second hand facing brick is proposed for the walls to match the existing. New heads over the doors are proposed and are proposed to be constructed of stone.

The application is accompanied by a Design and Access Statement.

The application form advises that Swallows are present and that work would not commence until after September in order to allow them to migrate.

Listed building consent would also be required for the proposed works. No application has been submitted.

SITE VISIT / STATUTORY SITE NOTICES

Date of Site Visit : 7th July 2008

Date Site Notice Posted : 7th July 2008

CONSULTATIONS

Parish/Town Council : UPPER DEVERILLS PARISH COUNCIL: No objection.

External : CRANBORNE CHASE AND WEST WILTSHIRE DOWNS AREA OF OUTSTANDING NATURAL BEAUTY: Concerns were raised about a possible change of use and issues of lighting. They also advised that 'The details of the materials proposed, given that the building is within the setting of a listed building seems to be a matter for your Conservation Architect.'

Internal : HERITAGE DEVELOPMENT OFFICER: - 'This proposal includes the raising of the roof of an existing low profile agricultural building by approximately 0.5m. This is considered to be an unacceptable alteration to the form of this Grade II curtilage listed building and would be detrimental to the character of the building and the setting of the Grade II Listed Building.

The Heritage Development Officer was reconsulted following a request from Councillor Mounde: -

'Following a request to reconsider this application I wish to reiterate my previous objection. PPG15 states that the roof of a building is nearly always a dominant feature and the retention of its original structure, shape, pitch, cladding and ornament is important. The applicant has stated that the stable building was re-built following significant damage to the structure; however they have been unable to provide sufficient documentation to support this statement. Until evidence can be provided to this effect, my previous objection stands.'

Recommendation: Refuse

Neighbours : The application was publicised by site notice and press advertisement and neighbours were notified to which there has been no response.

NEGOTIATIONS / DISCUSSIONS

Discussions with agent and applicant regarding the impact that the increase in height would have on the listed building.

CONSTRAINTS

Historic environment.

POLICIES

West Wiltshire District Plan 1st Alteration 2004
C2 - Area of Outstanding Natural Beauty
C27 – Listed Buildings
C31a - Design
C38 - Nuisance

PPG15 – Planning and the Historic Environment

RELEVANT PLANNING HISTORY

None

KEY ISSUES

Impact on the character and setting of the listed buildings
Impact on the character of the countryside
Design
Neighbouring Amenity

OFFICER APPRAISAL

The outbuilding, although not listed in its own right, is listed by virtue of being a curtilage building and is of great historic and architectural merit as it would have formed part of the historic farmyard associated with Manor Farm. It's relationship and close proximity to the principal building, the Grade II listed farmhouse with which it forms an historic group is important to the setting of the farmhouse. This group of farmstead buildings as a whole is of considerable architectural and historic merit.

The Council has a special duty to protect the historic environment and this must be the primary consideration when determining this application.

Although there would be no objection to the replacement of the roof covering with natural clay pantiles it is the increase in height that is the cause for concern. There is no evidence to indicate that the building would originally have been significantly taller than it is at the present time. This is a typically low profile traditional agricultural building. An increase in height of 0.5 metres would be a substantial increase and would make the building appear significantly more dominant in height, form and mass than it does at the present time. This would be harmful to its character.

Planning Policy Guidance Note 15: Planning and the Historic Environment advises that 'Sections 16 and 66 of the Act require authorities considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building.' It continues that 'The setting is often an essential part of the building's character'.

The relationship of this building to the original farmhouse and to the historic farmstead as a whole is such that the increase in dominance of the outbuilding would not only harm the character of the building but also the setting of the principal listed building.

The views of the Council's Heritage Development Officer in objecting to the proposals are supported. The proposed increase in height of the outbuilding making it a more dominant feature would have an adverse impact on both the building itself and the setting of the adjoining listed buildings.

In addition the outbuilding is located in The Cranborne and Chase and West Wiltshire Downs Area of Outstanding Natural Beauty whose representative raises concerns about light pollution and a possible change of use. The application is to replace the roof and to raise the height and is not an application for a change of use or for external lighting. No lights are proposed on the building.

This group of buildings is an important feature in the landscape and Area of Outstanding Natural Beauty. However, it is considered that there would be no significant harm to the character of the countryside or rural amenity resulting from this proposal.

The building is at some distance from neighbouring residential properties therefore there would be no adverse impact on residential amenity.

RECOMMENDATION

Refusal.

RELATED PLANS

Drawing : SITEMAP received on 02.07.2008

Drawing : EXISTING FLOOR PLANS/ELEVATIONS received on 02.07.2008

Drawing : PROPOSED FLOOR PLANS ELEVATIONS received on 02.07.2008