

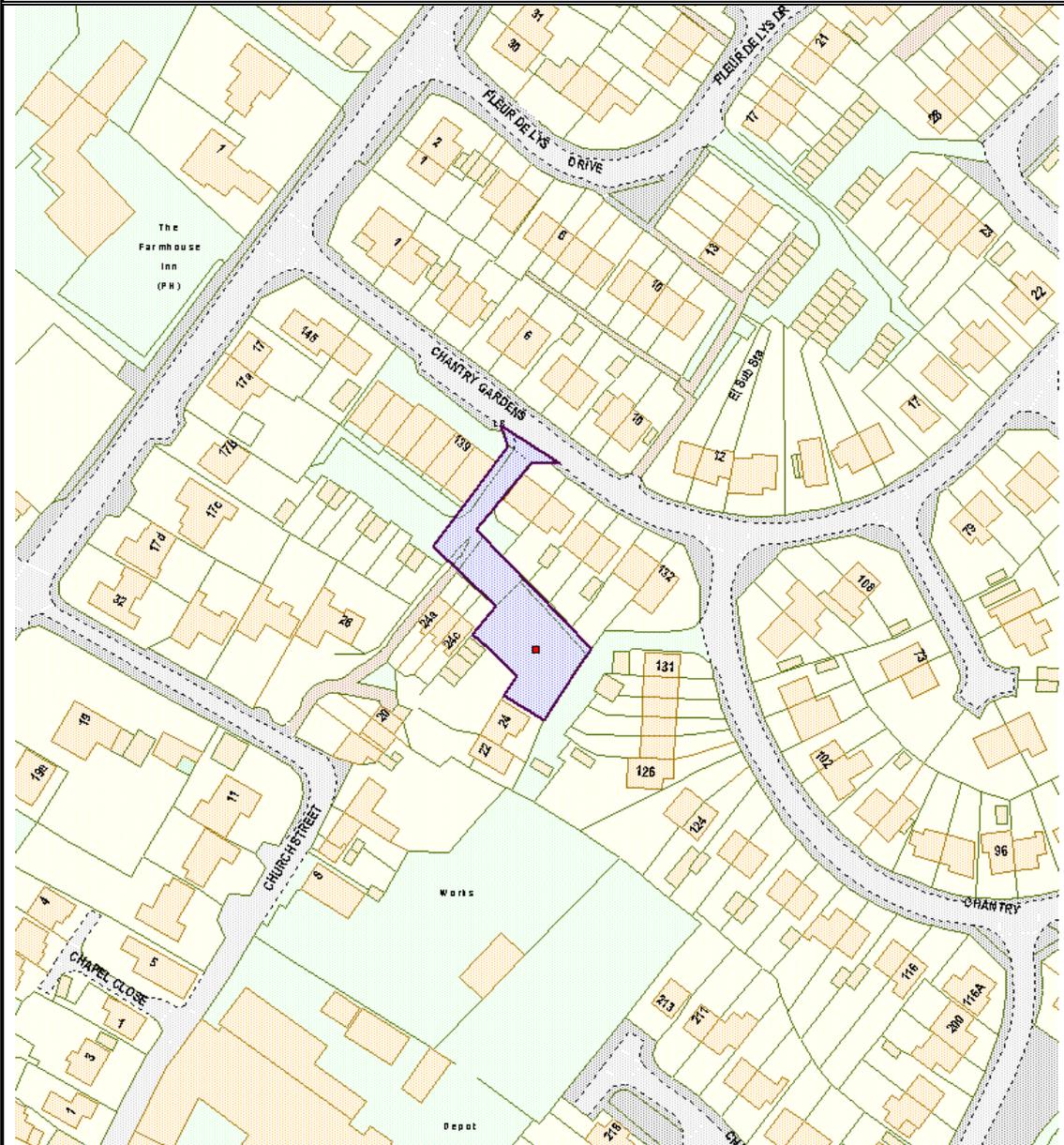
# PLANNING COMMITTEE

13 November 2008

ITEM NO: 01

APPLICATION NO: 08/02175/FUL

LOCATION: Land Adjoining 24 Church Street Southwick Wiltshire



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SLA: 100022961



The application was originally accompanied by a detailed Planning, Design and Access Statement and subsequently by an open book appraisal for the purposes of affordable housing considerations. It has also been revised since its original submission in terms of the completed certificate of ownership and the details and positioning of the proposed dwellings.

## **CONSULTATIONS**

### Parish/Town Council

SOUTHWICK PARISH COUNCIL – 'The Parish Council comment that although they support the development of three houses on this site they make objection to the proposed access. Due to all the recent development in this area they felt the proposed access is incapable of taking additional traffic and with this proposed development they believe it will be too much for this area to cope with and as such would prefer the other entrance to be used. In addition with traffic for the nearby takeaways parking along the side of the proposed access it gives restricted visibility to the main road and a further hazard.'

### External

HIGHWAY AUTHORITY - No objection subject to conditions retaining the allocated parking area and the retention and surfacing of the turning area.

### Internal

HOUSING SERVICES - confirms that a contribution towards affordable housing will be necessary, but on the basis of the submitted scheme, this can be delivered through the clawback mechanism.

## **NOTIFICATIONS**

### Site Notices/Visits

Date of visit: 28/07

### Neighbours

Four letters of comment and objection were received on the following grounds:

- The positioning of the dwellings relative to the site boundaries.
- Loss of privacy to existing gardens and properties.
- Loss of light to existing gardens and properties.
- Inadequate access to the site.
- Impact on existing parking arrangements and exacerbation of existing parking problems in Chantry Gardens.
- Potential impact on residents through noise and general disturbance.

These letters were submitted in response to consultation on the original plans; none were received following notification of the revised layout and details.

## **RELEVANT PLANNING HISTORY**

04/00060/OUT - Construction of one detached and two semi-detached cottages - Refused 05.03.04 on grounds of inadequate access

04/01274/OUT - Erection of one detached cottage and two semi-detached cottages - permission 02.07.07

## KEY ISSUES

The key issues raised by this application are considered to be:

- The principle of residential development.
- Whether the proposed access is suitable to accommodate the development.
- Design and amenity considerations.
- Whether the proposed arrangements for affordable housing provision comply with policy.

## RELEVANT PLANNING POLICIES

West Wiltshire District Plan - 1st Alteration 2004

H2 Affordable housing

H17 Village policy limits

H24 Housing design

C31A Design

C38 Nuisance

T10 Parking

PPS1 Delivering Sustainable Development

PPS3 Housing

SPG Design Guide - Principles

## OFFICER APPRAISAL

The Principle of Development

Outline permission for the erection of three dwellings on this same site was previously granted in July 2007 (04/01274/OUT). The principle of residential development on a site within village policy limits, at a PPS3 compliant density of 50 units per hectare and subject to appropriate design criteria has therefore been established by that permission, and there have since been no material changes in circumstances to require that principle to be reconsidered.

Access Considerations

The access arrangements have changed significantly since the previous permission. The extant outline is dependant on a narrow, unmade track approximately 30m long, emerging from the northeast corner of the application site, between Nos 131 and 132 Chantry Gardens. That unadopted access was previously given as the reason for refusal in respect of application 04/00060/OUT, and was only subsequently accepted by the Highway Authority as a suitable access following the submission of an engineering appraisal and conditions requiring its upgrade.

The current application now proposes to "extend" an existing access route which serves three recently constructed dwellings on the adjoining site, and which emerges from the northwest corner of the site onto Chantry Gardens beyond No 137.

This proposed access is not, itself, ideal since it passes through an existing parking and turning area for 5 or 6 cars, and would also serve more than the five dwellings generally considered to be the limit for a private drive. However, the Highway Authority comments that this access

'...is preferable to the previously approved arrangement using the narrow track further along Chantry Gardens. This development utilises the last available space, meaning that no further dwellings will be served by the access.'

Against this background of highway support and a rather poor fallback access arrangement, and the fact that the parking provision for the existing dwellings will not be reduced or affected, the revised access arrangements are considered to be acceptable.

With regard to the proposed parking arrangements for the new development, two spaces each for the dwellings in the form of garage accommodation and a standing space, is an appropriate standard and unlikely to impact significantly on the acknowledged parking problems on the adjoining roads.

#### Design & Amenity Considerations

The change in access arrangements has required an amendment to the initial design and layout of the scheme. The principle of two storey terraced units is in keeping with surrounding development and revisions to the submitted plans to reduce the height of the brick-built dwellings will result in buildings of an appropriate scale and style.

In terms of amenity, it is inevitable that there may be some loss of privacy and overlooking of garden areas from two storey dwellings on the site, but this is a generally accepted fact within residential areas. To address this concern, however, the terrace of units has been 'brought forward' on the site to maximise distances to rear boundaries and existing properties. While these are not excessive, a minimum distance between rear elevations of 18m, offset by an oblique relationship, is considered to maintain acceptable levels of amenity and privacy for both proposed and existing residents.

#### Affordable Housing

While policy H2 requires this development to make a contribution to the delivery of affordable housing, an open book appraisal confirms that viability is currently an issue. It is agreed with the Housing Enabling Manager that a future contribution may be delivered in the form of a clawback arrangement secured by a S106 Agreement. The applicant has confirmed this is acceptable.

### CONCLUSION

The current application is a 'revised' proposal for development previously agreed in principle and with submitted details that are now considered to be acceptable. The application is therefore recommended for permission subject to a Section 106 Agreement relating to the future contributions towards affordable housing.

#### JUSTIFICATION FOR RECOMMENDATION:

**The proposed development conforms to the Development Plan and the conditions attached to it overcome any objections on planning grounds.**

**RECOMMENDATION: Planning permission be granted at a future date in the event of the Development Control Manager being satisfied as to the prior completion of a legal agreement to secure a clawback contribution towards affordable housing in accordance with policy.**

#### 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 full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. This shall include indications of all existing trees and hedgerows on the land, and details of any to be retained.

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

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

- 4 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; 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 - 1st Alteration 2004 - Policy C32.

- 5 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.

- 6 The area allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

REASON: In the interests of amenity and road safety.

- 7 The dwelling(s) hereby approved shall not be occupied until the turning space shown on the submitted plan has been properly consolidated and surfaced to the satisfaction of the Local Planning Authority. Such turning space shall be kept clear of obstruction at all times.

REASON: In the interests of highway safety.

- 8 The development hereby permitted shall not be commenced until surface water drainage works have been carried out and completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development can be adequately drained.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy U2.

**Note(s) to Applicant:**

- 1 The applicant is advised to contact Wessex Water with regard to agreement to a point of connection to Wessex infrastructure for the satisfactory disposal of foul and surface water flows, minimum 3m easement width of either side of the existing foul sewer, the protection of Wessex infrastructure crossing the site.

**RELATED PLANS**

Drawing : GARAGE DETAILS received on 15.07.2008

Drawing : LOCATION PLAN received on 18.07.2008

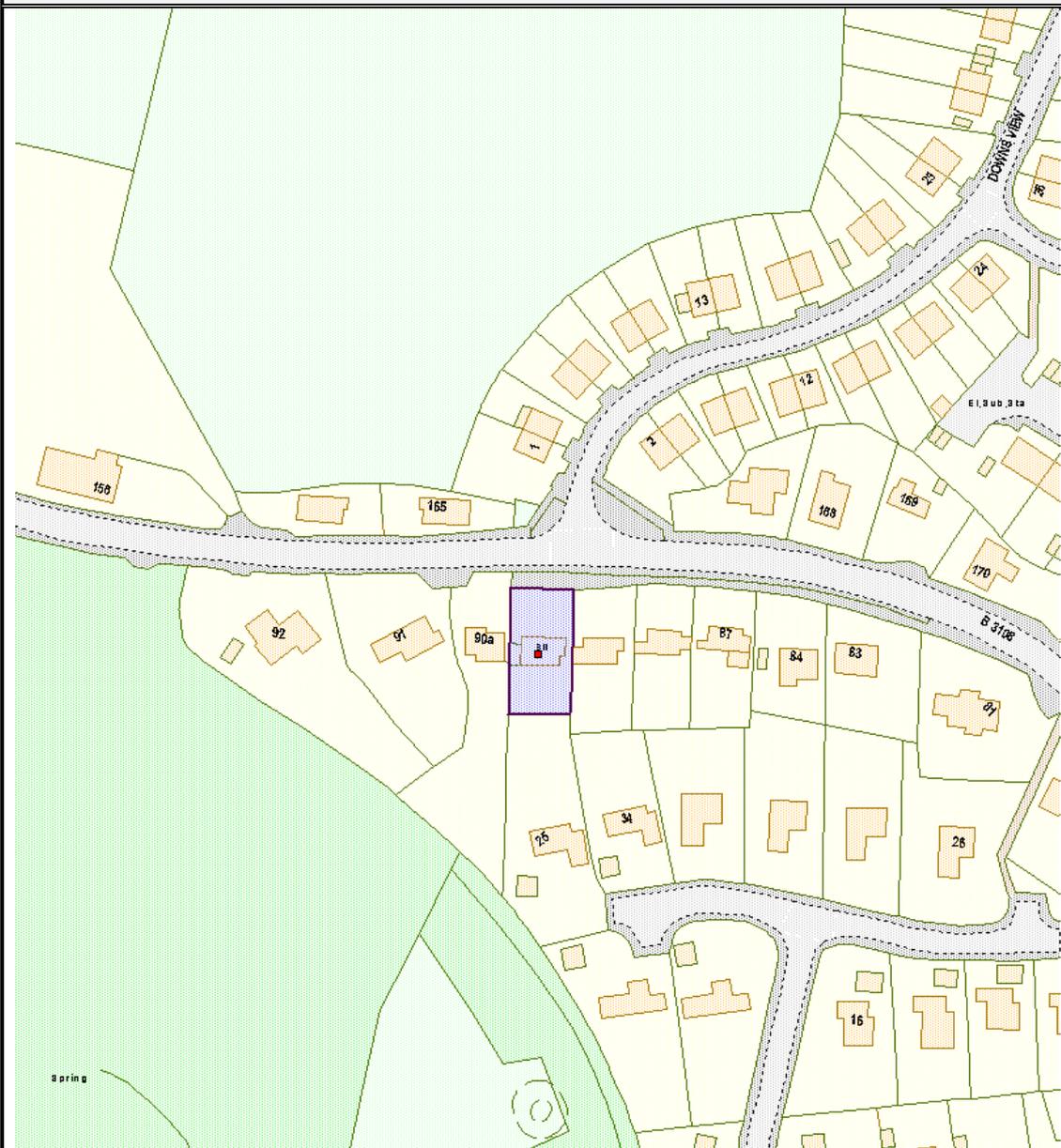
Drawing : SITE PLAN received on 26.09.2008

Drawing : PLANS & ELEVATIONS received on 26.09.2008

# PLANNING COMMITTEE

13 November 2008

ITEM NO: 02  
APPLICATION NO: 08/02655/FUL  
LOCATION: 90 Winsley Road Bradford On Avon Wiltshire BA15 1NZ



NOT TO SCALE

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SLA: 100022961

**02 Application: 08/02655/FUL**

**Site Address: 90 Winsley Road Bradford On Avon Wiltshire BA15 1NZ**

Parish: Bradford On Avon Ward: Bradford On Avon North  
Grid Reference 381696 161004  
Application Type: Full Plan  
Development: Erection of two storey extension and single storey rear extension  
Applicant Details: Mrs M Keith  
90 Winsley Road Bradford On Avon Wiltshire BA15 1NZ  
Agent Details: Mr J Parsons  
11 Shelley Road Radstock Somerset BA3 3YS  
Case Officer: Miss Jennifer Fivash  
*Phone: 01225 776655 ext 297*  
*Email: jfivash@westwiltshire.gov.uk*  
Date Received: 08.09.2008 Expiry Date: 03.11.2008

## **COMMITTEE REPORT**

This application is brought to committee because Bradford on Avon Town Council's recommendation is contrary to officer's recommendation.

### **APPLICATION DETAILS**

This is a full planning application for a two storey extension and single storey rear extension at 90 Winsley Road Bradford on Avon. The property is a detached property in a line of other detached properties of similar scale. The position of the property is set back off the main road leading to Bath and Winsley. The proposed extension would continue the existing roof line.

The proposed extension would be 3.7 metres by 8.8 metres with a roof height of 8.4 metres at the highest point and 4 metres at the top of the single storey extension.

### **SITE VISIT / STATUTORY SITE NOTICES**

*Date of Site Visit* : 19 September 2008

### **CONSULTATIONS**

*Parish/Town Council* : Bradford on Avon Town Council – recommends refusal. The form of extension should be redesigned to improve the relationship between the existing and to allow the original form of the dwelling to be retained. Materials need to be natural stone or the extension should have a design quality of its own using sympathetic materials.

*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**

07/02364/FUL – Erection of two storey extension and single storey rear extension – PERMISSION 17.09.2007  
05/01271/FUL – Two storey extension – PERMISSION 12.08.2005

## **KEY ISSUES**

- Impact on neighbours
- Impact on street scene

## **OFFICER APPRAISAL**

It should be noted that this application is a resubmission of a previously approved scheme in 2007 with the only difference being the type of materials wishing to be used.

### Design

This application proposes a two storey extension with a single storey extension to the rear. The proposed extension would be sympathetic and subservient to the host building. The proposed extension would project out towards number 89 by 3.7 metres with a height of 8.4 metres at the highest point and lowering to 4 metres at the ridge of the single storey extension.

### Neighbours

The proposal would not harm the amenities of the surrounding neighbours due to the size, location and design. Number 89 would be slightly affect but there are no proposed windows in the end elevation only the existing obscured glazed windows of number 89. In terms of overshadowing the proposal would not affect the enjoyment of the surrounding neighbours.

### Street Scene

The proposed extension would be subservient to the existing building and would not affect the street scene due to the set back location of the property and design of the proposed extension.

## **RECOMMENDATION**

Permission

**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 on the front elevation and be render finish on the rear ground and first floor elevations of the development hereby permitted.

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

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

- 3 This permission shall be alternative to planning permission 07/02364/FUL given on 13 September 2007 and shall not be exercised in addition thereto or in combination therewith.

REASON: To ensure that two alternative permissions are not both implemented.

**RELATED PLANS**

Drawing : K/205/391/5 received on 08.09.2008  
Drawing : SITE PLAN received on 08.09.2008  
Drawing : K/205/390/1 received on 08.09.2008  
Drawing : K/205/390/2 received on 08.09.2008  
Drawing : K/205/390/3REVA received on 08.09.2008  
Drawing : K/205/390/10 received on 08.09.2008  
Drawing : K/205/390/4 received on 08.09.2008

**PLANNING COMMITTEE**

**13 November 2008**

**ITEM NO: 03**

**APPLICATION NO: 08/01877/FUL**

**LOCATION: Former Little Chief Hillside Codford Wiltshire**



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## **CONSULTATIONS**

### Parish Council

UPTON LEVEL PARISH COUNCIL: Object to the planning application because "The proposal is not in keeping with the local area".

### External

HIGHWAY AUTHORITY: No objections, but recommend that the car parking area be clearly marked out.

HIGHWAYS AGENCY: No objections, but recommend that the car parking area be clearly marked out.

CRANBORNE CHASE & WEST WILTSHIRE DOWNS AREA OF OUTSTANDING NATURAL BEAUTY: Responded with the following comments:

1. The proposed colours are bright and not what is expected to be seen in the countryside.
2. The inclusion of a bar area may encourage the facility to become a late night club or bar and thereby generate more traffic, which in turn may affect the "tranquillity of the AONB".
3. The use of external lighting may impact on the AONB, therefore all future lighting should be controlled via the use of planning conditions.

### Internal

ENVIRONMENTAL HEALTH: No objections but request that a standard condition be included to control cooking odours.

## **NOTIFICATIONS**

### Site Notices/Visits

Date of visit: Site visit undertaken on the 30 June 2008 and site notice displayed at the same time.

### Neighbours

The application was publicised by site notice and neighbour notifications sent out on the 25 June 2008. One letter of response raises the following points:

- Concerns over land ownership details.
- No objections subject to there being no significant impact on amenity in terms of noise, odour and light.

## **RELEVANT PLANNING HISTORY**

None.

## **KEY ISSUES**

The key planning issues which need to be considered with this planning application are the potential impact on the Area of Outstanding Natural Beauty and neighbouring amenity.

## **RELEVANT PLANNING POLICIES**

West Wiltshire District Plan 1st Alteration (2004)

C2 Area of Outstanding Natural Beauty  
C15 Area of High Archaeological Value  
C31a Design  
C38 Nuisance

## **OFFICER APPRAISAL**

The proposed scheme is intended for the former Little Chef restaurant off the A36 trunk road at Codford. It is important to recognise that this site has planning permission for restaurant use and this planning application is for upgrading and altering the existing building.

It is proposed to add cladding onto the southern and eastern elevations and incorporate an Asian theme. The choice of colour would be terracotta with gold detailing. An extension to provide an entrance lobby for customers is also proposed.

The main point of consideration in this instance is the impact of the proposal on the Area of Outstanding Natural Beauty. The concept of a restaurant in this setting and location is established and is not in dispute. There is no requirement for any change of use and issues relating to traffic generation and sustainability in this location are not therefore material considerations in determining the current application. The current proposal makes use of existing premises, provides for local employment and does not involve any major physical change to the existing premises.

The Asian theme of the cladding is a deliberate attempt to portray the style of cuisine and its terracotta colour has been negotiated to replicate the colouring of the existing brickwork of the building. As the building is set back approximately 13 metres from the highway and within a developed area, it is considered not to impact unduly on the AONB. Furthermore, the existing building is in itself not particularly attractive. It is typical of its type as will be the proposed Asian restaurant.

Both the Highways Agency and Highways Authority do not have any objections to this scheme, subject to the imposition of a condition marking out the car parking area.

The Cranborne Chase & West Wiltshire Downs AONB are concerned that the bar area may generate additional custom and in turn additional traffic, which may impact on the AONB. The application does not indicate that this is the intention but instead that the serving of drinks be an accompaniment to the meal. It would be unreasonable for the planning department to attempt to regulate such hours of operation, which instead would be the role of the Council's licensing section. Whilst it is recognised that the preservation of the countryside is of prime importance, it has to be noted the busy A36 trunk road carries large volumes of vehicular traffic, which also significantly impacts on the AONB, therefore this intended use has to be set against this background. Importantly, both the Highways Agency and Highways Authority have not expressed concerns about the design and it must therefore assume they would not consider them to be a distraction to motorists.

Two planning conditions have been incorporated to control the aspects of external lighting and cooking odours, which also help to safeguard neighbour amenity.

Land ownership matters are not relevant planning considerations.

## **CONCLUSION**

Permission recommended. There would be no harm to the rural amenity or character of the countryside and no adverse impact on highway safety.

**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 A schedule of the materials to be used in the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

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

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

- 3 Before the development is first used, all car parking spaces shall be clearly marked out in accordance with details which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the use as an Asian restaurant, and shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 4 Suitable ventilation and filtration equipment shall be installed to suppress and disperse any fumes and/or smell created from the cooking operations on the premises. Details of the equipment shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. All equipment shall be installed in accordance with the approved details and in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use.

REASON: In order to safeguard the amenities of the area in which the development is located.

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

- 5 Details of all exterior lighting (including measures to minimise sky glow, glare and light trespass) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The scheme shall only be carried out in accordance with the approved details.

REASON: In the interests of pollution prevention.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C35.

## **RELATED PLANS**

Drawing : 1995/3 received on 24.06.2008  
Drawing : 1995/A REV.A received on 23.09.2008  
Drawing : 1995/4 REV B received on 23.09.2008  
Drawing : 1995/2 received on 24.06.2008  
Drawing : 1995/1 received on 24.06.2008  
Drawing : 1995/P received on 24.06.2008  
Drawing : 1995//C/4 received on 11.09.2008  
Drawing : 1995/C/3 received on 11.09.2008  
Drawing : 1995/6 received on 24.06.2008

**PLANNING COMMITTEE**

**13 November 2008**

**ITEM NO: 04**

**APPLICATION NO: 08/01875/ADV**

**LOCATION: Former Little Chief Hillside Codford Wiltshire**



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## **CONSULTATIONS**

### Parish/Town Council

UPTON LOVELL PARISH COUNCIL: Object to the advertisement consent application as:

“The proposal is not in keeping with the local area.”

### External

HIGHWAY AUTHORITY: No objections but comment as follows:

1. The sign be no larger than 2 metre wide, by 1.5 metre high set at 2 metres above ground level to the bottom of the sign.
2. The erection of four flagpoles set on private land is acceptable provided that each pole is at a maximum height of 4 metres and is conditioned as such.

HIGHWAYS AGENCY: No objections but comment as follows:

1. The sign be no larger than 2 metre wide, by 1.5 metre high set at 2 metres above ground level to the bottom of the sign.
2. The legends on the sign are brief and clear.

CRANBORNE CHASE & WEST WILTSHIRE DOWNS AREA OF OUTSTANDING NATURAL BEAUTY: Responded as follows:

1. The Cranborne Chase AONB is very conscious of their need to consider the economic viability of businesses within this region.
2. Object to the proposed sign and are worried that it may create a precedent for further adverts but concede that if there is a history of approved signage for a restaurant at this location, that they would consider it to be acceptable providing its height does not exceed 2.5 metres.
3. Consider the flying of flags to be a distraction.
4. Have concerns about the proposed lighting arrangements and suggest the use of shrouds to direct the lumination of all lights to avoid light spillage.

## **NOTIFICATIONS**

### Site Notices/Visits

Date of visit: Site visit undertaken on the 30 June 2008 and site notice displayed at the same time.

### Neighbours

Notifications sent out on the 25 June 2008.

## **RELEVANT PLANNING HISTORY**

None.

## **KEY ISSUES**

The main considerations relating to this application are the impact of the development on highway safety and public amenity.

## RELEVANT PLANNING POLICIES

West Wiltshire District Plan 1st Alteration (2004)

C24 Advertisements  
C31a Design  
C38 Nuisance.

## OFFICER APPRAISAL

Policy C24 of the West Wiltshire District Plan 1st Alteration states:

"Applications for advertisements will be considered with regard to the interests of amenity and public safety. The size, form and location of advertisements will therefore be required to:

- A Respect the appearance of a building or the visual character of the local environment, including any features of historic, architectural or cultural interest;
- B Avoid distracting or confusing passers-by thereby impeding the safe operation of any form of traffic movement.

The proposal would essentially replace an existing sign from the previous business which was located at this site address within the same location.

Both the Highways Authority and Highways Agency do not object but have stipulated the sign's size and clearance above ground level, which the applicant has incorporated within revised plans. A planning condition has been included to control this aspect and also that of potentially straying of light, from artificial illumination.

Advertisement consent is not required to fly national flags as this is permitted development. The flagpoles would not cause any harm to amenity or highway safety.

It is considered that this application meets the requirements of policy C24 as it is would be a non complex sign denoting the name of the restaurant, set within the context of an existing roadside restaurant.

## CONCLUSION

The proposed signage would not harm visual amenity or create a hazard to highway safety.

The proposal would be in accordance with the development plan and planning policy guidance and is recommended for consent.

### 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 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 sign shall be no larger than 2 metres wide by 1.5 metre high and shall be set no higher than 2 metres above ground level to the bottom of the sign.

REASON: In the interests of highway safety.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C24.

- 3 Details of all exterior lighting (including measures to minimise sky glow, glare and light trespass) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The scheme shall only be carried out in accordance with the approved details.

REASON: In the interests of prevention of light pollution.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C24.

- 4 The four flagpoles shall be no taller than 4 metres above ground level.

REASON: In the interests of highway safety.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C24.

## **RELATED PLANS**

Drawing : BANNER SIGN received on 08.10.2008

Drawing : SITE LOCATION\_BLOCK PLAN received on 24.06.2008

Drawing : EXISTING SITE PHOTOGRAPHS received on 24.06.2008

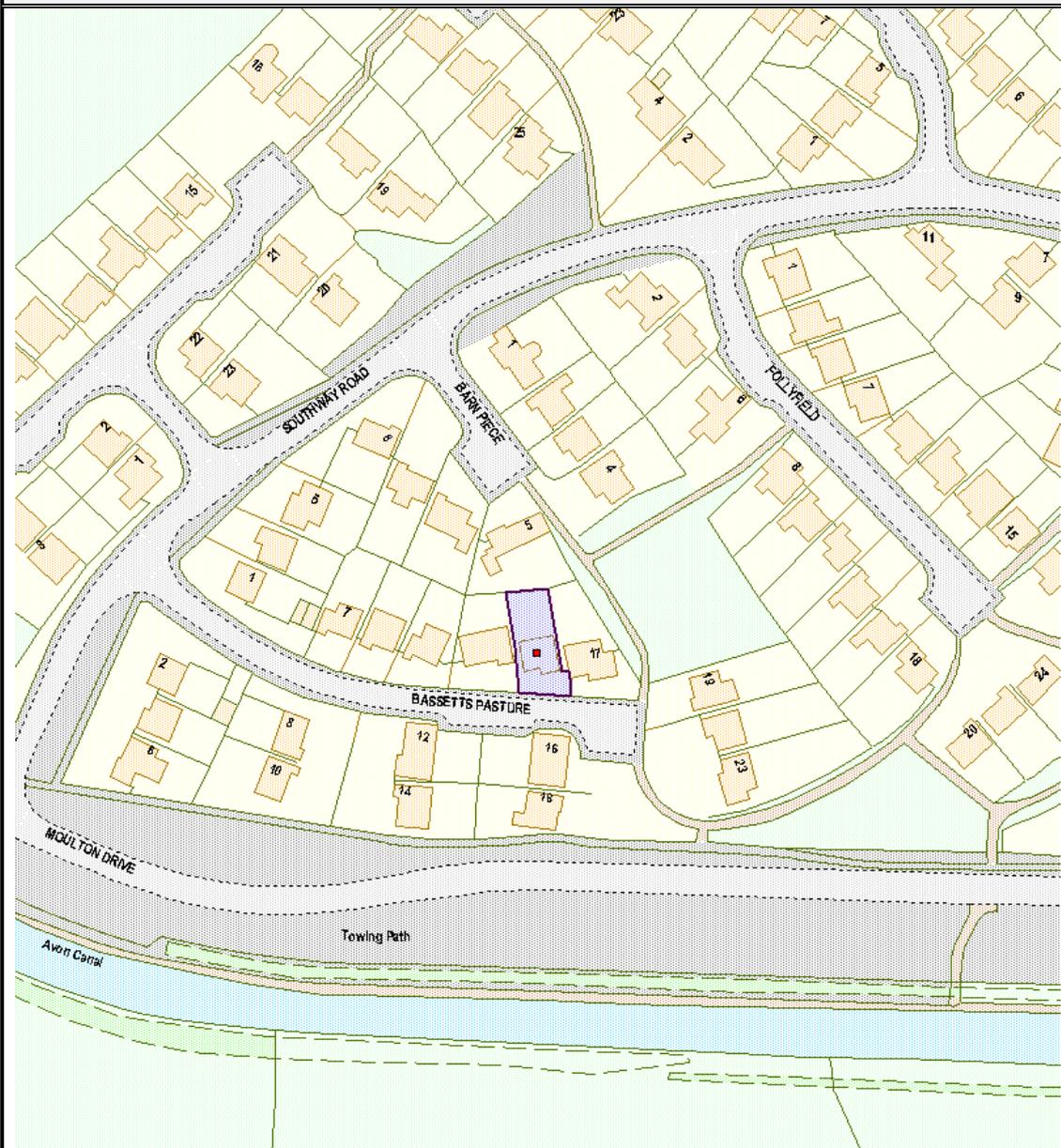
Drawing : DETAILED BLOCK PLAN received on 24.06.2008

Drawing : COLOURED DETAILS OF FLAGS received on 14.08.2008

# PLANNING COMMITTEE

13 November 2008

ITEM NO: 05  
APPLICATION NO: 08/02478/FUL  
LOCATION: 15 Bassetts Pasture Bradford On Avon Wiltshire  
BA15 1XE



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SLA: 100022961

**05 Application: 08/02478/FUL**

**Site Address: 15 Bassetts Pasture Bradford On Avon Wiltshire BA15 1XE**

Parish:

Ward:

Grid Reference 382868 159804

Application Type: Full Plan

Development: Erection of single storey side extension

Applicant Details: Mrs Justine Watson  
15 Bassetts Pasture Bradford On Avon Wiltshire BA15 1XE

Agent Details: Mr David Blackmore  
1 Croft Cottages Lower Kingsdown Road Kingsdown Corsham  
Wiltshire

Case Officer: Mr Philip Baker  
*Phone: 01225 776655 ext 286*  
*Email: pbaker@westwiltshire.gov.uk*

Date Received: 23.09.2008

Expiry Date: 18.11.2008

## **COMMITTEE REPORT**

This application is brought to the planning committee because the Parish Council objects to proposals contrary to your officer's recommendations.

### **APPLICATION SITE & SURROUNDING AREA**

The application site, is a reconstituted stone detached property that is located in a cul de sac in a street of similar properties.

### **PROPOSAL**

This is a full planning application seeking permission to erect a single storey side extension and convert a garage to a habitable room to an unlisted dwellinghouse

At the side, a single storey ensuite bathroom for the downstairs bedroom would be provided.

The extension would be constructed using materials to match the host building- namely reconstituted stone, concrete interlocking roof tiles and white UPVC fenestration.

### **CONSULTATIONS**

#### Parish/Town Council

Bradford on Avon Town Council – comments received 15/10/2008- The Town Council recommends refusal on the grounds that the proposed extension would be too intrusive on the neighbouring property.

#### External

Highways Authority – comments received 16/10/2008 – Converting the garage results in the loss of a parking space, leaving provision for one car to park on site for a four bedroom house.

The proposal would result in the loss of on-site vehicle parking facilities and would, therefore, encourage parking on the highway with consequent risk of all additional hazards to all users of the road.

## **NOTIFICATIONS**

### Site Notices/Visits

Date of visit: 25/9/2008

### Neighbours

Comments received from adjoining neighbours related to the proximity of the side single storey extension to the boundary fence.

## **RELEVANT PLANNING HISTORY**

N/A

## **KEY ISSUES**

Impact on amenity  
Impact on design

## **RELEVANT PLANNING POLICIES**

West Wiltshire District plan 1st Alteration (2004) Policies

Policy C31a Design  
Policy C38 Nuisance

## **OFFICER APPRAISAL**

The proposal at the side of the house is a single storey structure which is felt, will not have a dominating effect on the neighbouring properties. There are no windows on the neighbour's property and as such taking account of the design, scale and massing and use of materials, the side extension is considered acceptable. The existing windows, where the extension is proposed, is already overlooking the neighbour's rear garden. The extension will not affect the character of the streetscene, as it is set back from the principal elevation and is therefore a subservient addition to the host building.

The conversion of the garage to a habitable room, which would be permitted development, is not sufficient grounds to pose a highways risk. Bassetts Pasture is a cul de sac and it is deemed contrary to Highways advice that there is not a risk of additional hazards to all users of the road. There is a parking bay opposite the property that can accommodate 4 cars.

The proposed development would not have a detrimental effect on neighbouring properties providing the materials are used to match the host building.

The proposal complies with policy

## **CONCLUSION**

Permission

**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 Notwithstanding the details submitted with the application, the first floor window on the proposed north east side elevation shall be of opaque glass.

REASON : the submitted drawings are inadequate in this application and further information is needed to prevent overlooking of a neighbouring property.

POLICY : C31A Design and C38 Nuisance

**RELATED PLANS**

Drawing : LOCATION PLAN Rev.Co1 received on 15.09.2008

Drawing : DRAWING 1 rev.Co1 received on 15.09.2008

Drawing : DRAWING 2 Rev.Co2 received on 15.09.2008

Drawing : DRAWING 3 Rev.Co3 received on 15.09.2008

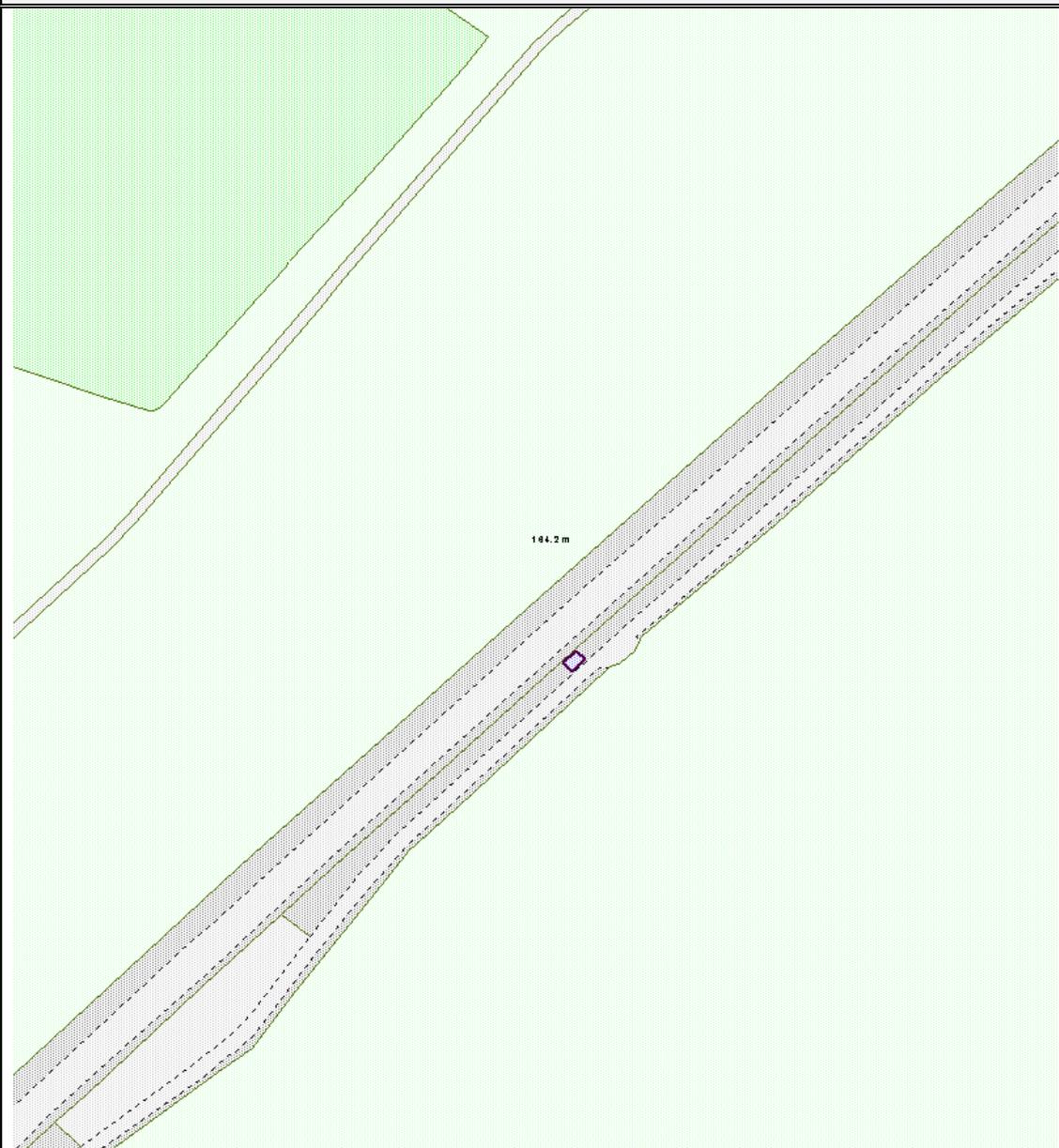
**PLANNING COMMITTEE**

**13 November 2008**

**ITEM NO: 06**

**APPLICATION NO: 08/02626/ADV**

**LOCATION: Land North East Of A303 Chilmark Junction Stockton Wiltshire**



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SLA: 100022961

**06 Application: 08/02626/ADV**

**Site Address: Land North East Of A303 Chilmark Junction Stockton Wiltshire**

Parish: Stockton Ward: Mid Wylve Valley

Grid Reference 398586 136037

Application Type: Advertisement

Development: Advertisement board sign

Applicant Details: Wadworth And Co Ltd  
Northgate Brewery Devizes Wiltshire SN10 1JW

Agent Details: Dolman Building Surveyors  
Sussex House Bath Road Devizes Wilts SN10 2AF

Case Officer: Mr Matthew Perks  
*Phone: 01225 776655 ext 207*  
*Email: mperks@westwiltshire.gov.uk*

Date Received: 04.09.2008 Expiry Date: 30.10.2008

## **COMMITTEE REPORT**

This application is brought to Committee at the request of Councillor Newbury as member for the Mid Wylve Valley Ward within which the sign is located.

### **APPLICATION SITE & SURROUNDING AREA**

This is a retrospective advertisement consent application for a sign located to the southeast of the A303, approximately 3.5km to the south west of the A36 junction. The sign is within the AONB.

### **PROPOSAL**

The sign advertises the "Black Dog" bar and restaurant at Chilmark. The sign of 1.2m x .9m stands on supports of 1.2m in height, giving a total height of 2.1m. Black lettering is set on an ivory-coloured backdrop. A large black arrow with ivory embedded wording "Chilmark" is included in the wording.

This is a revision to application Ref: 08/01494/ADV which was refused for the following reason:- "The sign, because of its position adjacent to the A303 and where it contains several lines of text, constitutes a distraction and is therefore hazardous to highway safety. The sign is therefore contrary to Policy C24 of the West Wiltshire District Plan 1st Alteration 2004 and Planning Policy Guidance No. 19 - Outdoor Advertising Control."

The current proposal removes one line of wording "Bar & Restaurant" from the bottom section of the sign.

The agent has requested that it be noted that the sign was erected in February 2008, but that an advance warning sign for the Black Dog PH has been in place in this area since the 1970's.

### **CONSULTATIONS**

#### Parish/Town Council

STOCKTON PARISH COUNCIL - Has not commented on the proposal.

## External

HIGHWAYS AGENCY - The Highways Agency advises as follows:

"We have previously recommended that this particular sign should be refused on the grounds of highway safety and we therefore provide additional detail below as to why we would wish to repeat that advice.

The trunk road at this location is single carriageway and subject to the national speed limit of 60mph. The MDT in 2006 was 21,300 vehicles per day with approximately 10% HGVs. This is a high average flow for a single carriageway and daily flows can rise significantly during the summer months and at peak holiday times and weekends.

The trunk road at this location is unimproved and the Chilmark junction itself has been the subject of accident safety studies in the recent past. As a result of these studies a number of measures have been put in place to reduce the number of accidents occurring. These measures have included the positioning of speed cameras at the junction, the laying of high skid resistant material on the approaches to the junction, the imposition of a right turn ban from the trunk road into the junction and an increase in the number of signs on the approaches to the junction.

In the period 2003 to 2006 there are 7 recorded personal injury accidents within a 500m radius of the location of the sign.

From a safety point of view there are two main concerns.

Firstly the nature of the sign is that it is encouraging drivers to leave the trunk road and to rejoin at a location with an existing accident problem.

Secondly, the sign contains a large arrow and a few words of text which brings it into the category of one of the main types of advertising identified in Annexe B to Circular 03/2007, which may cause danger to road users namely:

*"(h) those which embody directional or other traffic elements and which need special scrutiny because of possible resemblance to, or confusion with, traffic signs, e.g. advertisements which:*

*i) contain a large arrow or chevron (which will have a pointed end and have only a few words or messages)."*

We would therefore advise that this application should be refused on the grounds of highway safety. If your authority is minded to grant this application we would draw your attention to "The Traffic Signs Regulations and General Directions 2002" which provides details of the design of approved traffic signs. We would suggest that all roadside signs should comply with the provisions re layout and size of lettering.

HIGHWAY AUTHORITY - No objection, but the authority assumes that the Highways Agency was consulted.

## Internal

N/A

## **NOTIFICATIONS**

### Site Notices/Visits

Date of visit: The site was most recently visited on 12.09.2008, when a site notice was posted.

### Neighbours

The application was publicised by site notice. There was no response to advertising.

## RELEVANT PLANNING HISTORY

08/01494/ADV: Advertisement board sign: Refusal: 23.06.2008, now the subject of an appeal.

Because this matter was previously considered under delegated powers it may be useful for Councillors to be aware that West Wiltshire District Council is currently, in conjunction with Salisbury District Council, involved in action to have removed a number of signs along the A303, a portion of which passes through the West Wiltshire District Council area of jurisdiction. This and the previous application have arisen out of that process.

## KEY ISSUES

The previous application was considered in terms of impact on amenity and public safety issues, and was refused on safety grounds. The only issue in this case is whether or not the removal of one line of text would overcome the previous reason for refusal.

## RELEVANT PLANNING POLICIES

West Wiltshire District Plan : 1st Alteration 2004

C24 - Advertisements

PPG19 - Outdoor advertisement control.

## OFFICER APPRAISAL

Advertisement applications can only be considered on matters of amenity and public safety.

The Highways Agency has re-stated the objection to the sign, but has provided additional detail in support of the recommendation for refusal. This additional information includes traffic data, references to the hazardous nature of the junction and a record of accidents in the vicinity. The extract provided from Annexure B to Circular 03/2007 has specific relevance to this sign.

Observations during the site visit on this, as well as the previous, application confirmed the busy nature of the A303 in this locality, as well as the difficulties of safely re-entering the A303 at the junction. The removal of the one line of text is not considered to overcome the previous reason for refusal, especially in the light of the further information provided by the Highway Agency which further underpins said reason.

## CONCLUSION

Refusal.

**RECOMMENDATION: Refusal**

**Reason(s):**

- 1 The sign, because of its position adjacent to the A303 and where it contains several lines of text, constitutes a distraction and is therefore hazardous to highway safety. The sign is therefore contrary to Policy C24 of the West Wiltshire District Plan 1st Alteration 2004 and Planning Policy Guidance No. 19 - Outdoor Advertising Control.

## RELATED PLANS

Drawing : 1454-01 received on 04.09.2008

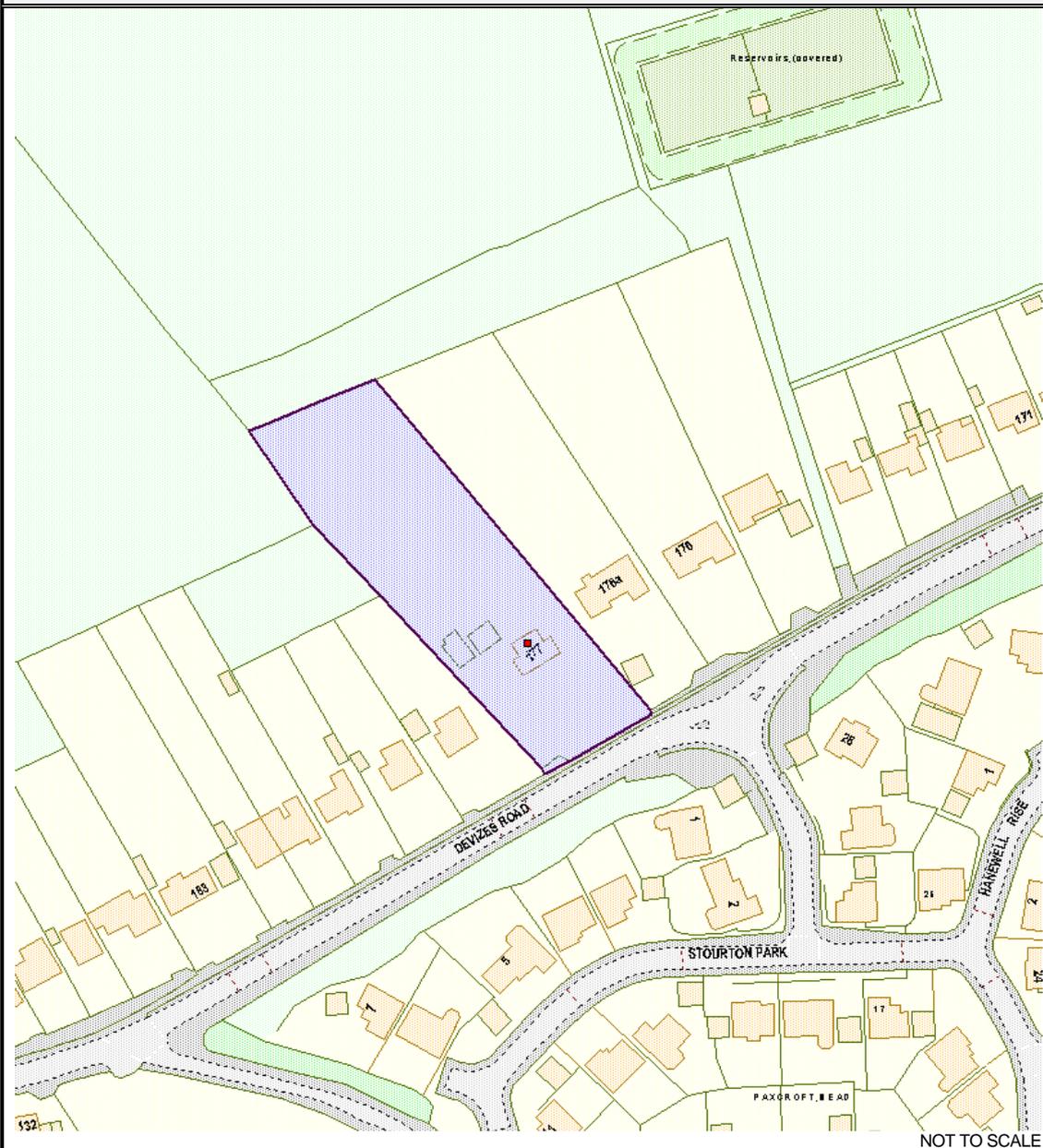
# PLANNING COMMITTEE

13 November 2008

ITEM NO: 07

APPLICATION NO: 08/02526/FUL

LOCATION: 177 Devizes Road Hilperton Wiltshire BA14 7QS



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SLA: 100022961



## **SITE VISIT / STATUTORY NOTICES**

The site was visited on 28.08.2008.

## **CONSULTATIONS**

*Hilperton Parish Council* Originally objected to the proposed development on the following grounds:-

It does not comply with Policy H17a on the grounds that it would not be in keeping with the character, appearance and distinctive spatial form of Devizes Road.

It is contrary to Policy C31a in terms of design.

It is contrary to the adopted Hilperton Village Design Statement which states that new development should be of a style and scale sympathetic to surrounding buildings.

Plot 1 is positioned too close to the protected Monkey Puzzle tree.

Notwithstanding these objections, the proposed development would introduce an inappropriate pattern of tandem development out of keeping with the character of the area.

The Parish Council also query the validity of section 5 on the application form (the pre-application advice section) arguing that the applicant/agent could not have held pre-application discussions with the stated officer, since he left the Council several months ago.

Following receipt of the revised plans, the Parish Council removed its objection in terms of the proposed house position in relation to the protected tree. However, the Parish Council question why the house on plot 1 could not go even further back to make sure the Monkey Puzzle tree is safe.

The Parish Council's other objections remain in place.

*Highway Authority* No objections raised.

*County Ecologist* There are no special precautions that need to be put in place for great crested newts in relation to this project since there is a lack of suitable ponds within 1 km of the site, and the pond that exists within the garden of No. 176a would be unsuitable for newts given the presence of Koi carp. For the avoidance of any doubt, Koi carp would eat any newt eggs, and as a consequence, it would be extremely unlikely that any great crested newts would survive to maturity.

*Wessex Water* No objection but advises that the point of connections to the foul sewer requires to be agreed with Wessex Water and the soakaway proposal requires clarification in terms of its arrangement.

*Tree and Landscape Officer* Recommends that the house on plot 1 be set back at least 2 metres from the position shown on the submitted plans to allow air to circulate around the building and remove pressure from the tree to crown reduce.

The proposed drive located beneath the tree canopy is indicated to be a no-dig drive. It would preferred that no drive is provided beneath the canopy of the protected tree and that all parking is kept around the garage.

However, if a no-dig drive is to be approved, a detailed arboricultural method statement must be submitted.

*Affordable Housing Enabler* Given that the application is for one replacement unit and one new unit, the applicant is not required to provide an affordable housing contribution.

*Neighbours* There was 1 letter of representation received raising the following objections:-

The bedroom window on the east side of the proposed house on plot 1 would overlook the neighbouring garden and patio area, which would result in a loss of residential privacy. The window is unnecessary as there is another window proposed for the same room on the rear elevation. Having 2 windows serving a bedroom is not particularly environmentally friendly.

The existing property does not have 1st floor windows that overlook the gardens of the neighbouring properties. The existing 1st floor rear bathroom window has opaque glazing. All the other windows on the 1st floor look to the side of the property and not the rear.

There is inadequate road parking and turning provision in particular plot 1.

The plans do not provide provision for visitor parking. Off visitor car road parking should be provided given the narrowness of the public road.

There would be a lack of amenities for the additional dwellinghouses. All recent developments in the Paxcroft Mead/Hilperton area have not been supported by additional schooling provision in the local area. The Council promised to provide new secondary schooling in the local area. Melksham is not local.

The screen planting proposals shown associated to plot 1 would require planting on land belonging to 176a Devizes Road. Why should neighbouring landowners be required to lose land to screen a garage?

It would be a tragedy to knock down one of the most attractive period houses in the area to be replaced by 2 inferior modern boxes.

The same letter writer reaffirmed previous objections raised in June in respect of planning reference 08/01458/FUL.

[It should be noted that some of the following issues/concerns are no longer relevant on the basis that the proposed development has changed since June. To assist Members, those issues no longer relevant to this application are underlined].

The removal of the monkey puzzle tree at the front to make way for a garage associated to plot 1 is unacceptable. Such a tree is registered as being endangered according to Appendix 1 of CITES.

Backfill of a rural garden (the great garden grab). A rural garden must not be considered to be "brown fill" as part of a development opportunity. This would set precedence for the rest of Devizes Road and detrimentally alter the character of the neighbouring housing.

Change of use from a paddock/orchard for plots 3 and 4.

## **NEGOTIATIONS / DISCUSSIONS**

Following the withdrawal of planning reference 08/01458/FUL on 08/07/2008, the applicant's agent discussed the principle of submitting an application for two dwellings to replace the existing property on the site. Later discussions were held concerning possible ecological interests affecting the site and any development proposals. Through consultation with the County Ecologist, it was confirmed that there was very little likelihood of the proposed development affecting any great crested newts, which was raised as a potential constraint previously, given that the nearby pond is occupied by coi carp.

In response to the last point raised by the Parish Council, it should be noted that the agent declared that discussions were held with the former Principal Planning Officer (for the North Team) in November 2007, when he was still an employee of the Authority.

In addition, the applicant's agent recognised the need to set back the proposed house on plot 1 a further 2 metres from the trunk of the protected Monkey Puzzle tree as well as deleting the no-dig driveway in front of the dwellinghouse.

## **CONSTRAINTS**

Affects the setting of a tree covered by TPO.

## **POLICIES**

Government Guidance

PPS1 Delivering Sustainable Development  
PPS3 Housing  
PPS9 Biodiversity and Geological Conservation

West Wiltshire District Plan 1st Alteration (2004) Policies:-

Policy C31a – Design  
C32 – Landscaping  
C38 – Nuisance  
C40 – Tree Planting  
H17 – Village Policy Limits  
H24 – New Housing Design  
U2 – Surface Water Drainage

## **RELEVANT PLANNING HISTORY**

08/01458/FUL - Demolition of dwellinghouse and redevelopment of site to erect four dwellinghouses and formation of new vehicular access – Withdrawn 08.07.2008.

## **KEY ISSUES**

Policy - To assess the principle of demolishing an existing unlisted dwelling and to be replaced by two detached dwellings;

Highways and Access - To assess the adequacy of the proposed new vehicular access to serve one of the dwellings; and,

Amenity - To assess the potential impact on neighbouring properties and to assess the landscaping proposals.

## **OFFICER APPRAISAL**

Policy - The application site is located within the Village Policy Limits of Hilperton. The principle of further housing development is acceptable subject to the criteria set out within Local Plan Policy H17.

Whilst the comments of the Parish Council are duly noted, it is submitted that the proposed residential infill development of a similar scale to the existing house and using reclaimed materials to build one of the new houses is supported by policy. The two new houses would be constructed using materials similar to the host building and as a consequence, the proposed development would be sympathetic to the surroundings and reflect and respect the urban form. Officers submit that the proposals fully accord with both the Development Plan and the Hilperton Village Design Statement.

The proposed sub-division of the plot to create two residential units is considered to be acceptable in policy terms. At around 1450 square metres, both plots would reflect and respect many of the neighbouring garden sizes. Through negotiation, the applicant's agent has repositioned the house on plot 1 over 8 metres from the protected Monkey puzzle Tree, which in the opinion of the Council's Tree and Landscape Officer, is acceptable.

In doing so, the house positions within the plot would be slightly staggered which would follow and respect the localised building line. The proposed development would retain a satisfactory amount of separation between the neighbouring properties to ensure that the development does not cause any detriment to the street scene.

Highways and Access - The comments and the non-objection of the Highways Authority are duly noted. In this particular case, the proposed development would not compromise highway safety interests. There would be adequate separation between the residential accesses and the on site parking and turning space provision is considered to be appropriate.

Amenity - Neighbouring amenities would be appropriately safeguarded. The realigned house positions would not lead to significant loss of residential privacy. There would be no material or significant overlooking or overbearing affecting neighbouring properties. No 176a (located to the north east of the application site) has an opposing blank gable across from plot 1. There would therefore be no window - window conflicts. In this particular case, due regard is given to the present circumstances.

In addition, it is duly noted that the occupiers of the neighbouring property (176a) have planning permission (under planning reference 08/01195/FUL) to extend and alter their own property to both the front and rear. The construction of a rear conservatory would provide enhanced privacy to the rear patio area.

Appropriate conditions would ensure that the site is appropriately landscaped with acceptable boundary treatment provided. The applicant would be required to submit additional accurately scaled plan drawings to show the extent of such landscape planting. This would need to be within the red line boundary of the site. Any planting falling out with the red line would inevitably also require the consent of the adjoining neighbour. For the avoidance of any doubt, the Council would expect all the landscaping to fall within the red line boundary of the site.

## **RECOMMENDATION**

Approve.

### **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 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 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. This shall include indications of all existing trees and hedgerows on the land, and details of any to be retained.

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

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

- 5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; 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 - 1st Alteration 2004 - Policy C32.

- 6 Before the dwellinghouse is occupied, the driveway between the edge of the carriageway and 4.5 metres back 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.

- 7 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.

- 8 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.

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

- 9 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 - 1st Alteration 2004 - Policy C32.

- 10 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: 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.

Policy: West Wiltshire District Plan 1st Alteration 2004 Policy C32

- 11 For the avoidance of doubt this permission does not grant permission for any pruning works to the trees to be retained on the site; one of which is protected by a Tree Preservation Order. Any such works, should be subject to a separate Tree Works Application following the completion of the development hereby approved.

Reason: In order to protect the existing trees which are to be retained on the site and which are protected by a Tree Preservation Order until the Local Planning Authority has had the opportunity to fully consider their future in relation to the details of the proposed development

Policy: West Wiltshire District Plan First Alteration 2004 Policy C32.

## RELATED PLANS

Drawing : 2379-01 rev E received on 01.10.2008

Drawing : 2379 received on 22.08.2008

Drawing : 2379-04 STREET SCENE received on 22.08.2008

Drawing : 2379-04 GARAGE received on 28.08.2008

Drawing : 2379-02 rev A received on 22.08.2008

# PLANNING COMMITTEE

13 November 2008

ITEM NO: 08

APPLICATION NO: 08/02351/FUL

LOCATION: 12 Hayward Place Westbury Wiltshire BA13 3TW



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SLA: 100022961

**08 Application: 08/02351/FUL**

**Site Address: 12 Hayward Place Westbury Wiltshire BA13 3TW**

Parish: Westbury Ward: Westbury Ham

Grid Reference 386930 152045

Application Type: Full Plan

Development: Extension and boundary wall

Applicant Details: Mr R James  
12 Hayward Place Westbury Wiltshire BA13 3TW

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

Case Officer: Miss Carla Rose  
*Phone: 01225 776655 ext 283*  
*Email: crose@westwiltshire.gov.uk*

Date Received: 08.08.2008 Expiry Date: 03.10.2008

## **COMMITTEE REPORT**

This application is brought to Committee at the request of Councillor Hawker

### **APPLICATION SITE & SURROUNDING AREA**

The property is semi detached and currently has a single storey extension. The surrounding area is largely characterised by detached and semi-detached properties. Some small terraces can also be seen in the area.

### **PROPOSAL**

The proposal is to extend an existing single storey extension at ground floor level and to extend above this at first floor to coincide with the ridge height of the existing dwelling.

An existing fence would be replaced with a new 2.7m high wall on the south western elevation. An up and over garage door is also proposed within this wall.

Changes are proposed to existing fenestration. The walls are proposed to be brickwork under a double roman roof, and the windows and doors would be UPVC.

### **CONSULTATIONS**

#### Town Council

WESTBURY TOWN COUNCIL have 'No objection to the extension, but objected to the boundary wall which was considered detrimental to the street-scene and amenity of the neighbouring properties i.e. a "garage door" without a garage or even vehicular access.'

## **NOTIFICATIONS**

### Site Notices/Visits

Date of visit: 14th August 2008. No site notice required

### Neighbours

Neighbours were notified and two letters were received. One letter advised the neighbour has no objection and would like to support the application and the other letter from the neighbour advised they have no objection.

## **RELEVANT PLANNING HISTORY**

95/00506/FUL Single storey side extension. Permission with conditions 15th June 1995

04/01700/FUL Erection of 1.8 metre high fence with pedestrian access. Permission with conditions - 15th October 2004

## **KEY ISSUES**

Street scene  
Neighbour Amenity  
Planning history

## **RELEVANT PLANNING POLICIES**

West Wiltshire District Plan 1st Alteration 2004

C31a Design  
C38 Nuisance

Supplementary Planning Guidance on house alterations and extensions (Adopted July 2004)

## **OFFICER APPRAISAL**

Street scene

The proposals would not be a dominant feature from the street scene because the wall and extension would be set back from the road to the front of the property.

Neighbour Amenity

The proposed two storey extension is located very close (1 metre) to the garden of 15 Hayward Place. At present the single storey extension does not have an adverse impact on the neighbouring property, as it is low in height and has a low pitch sloping roof. The proposal to increase the size of the extension on two storeys would have a detrimental impact on the amenities enjoyed by the occupiers of the neighbouring property due to the large height of the extension and proximity to the boundary. It would appear overbearing and intrusive particularly in the context of the small size of the neighbouring garden and proximity to the rear elevation of the neighbouring house.

Supplementary Planning Guidance advises that 'an extension should be a subservient element to the host building.' The proposed extension would not be a subservient element. However, it would not have an adverse impact on the street scene, as the extension is set approximately 1 metre from the boundary.

The wall and the up and over garage door would not be dominant features in the streetscape and would result in no harm to the streetscene.

## **CONCLUSION**

The extension, together with the existing garage, would by reason of its form, size, mass, design and proximity to the boundary, appear overly intrusive and have an adverse impact on the amenities enjoyed by the occupiers of the neighbouring dwelling because of its prominence and loss of evening sun. This would be further exacerbated by the position of the existing garage. The proposal is therefore recommended for refusal.

### **RECOMMENDATION: Refusal**

#### **Reason(s):**

- 1 The extension by reason of its form, size, mass, design and proximity to the boundary would appear overly intrusive and have an adverse impact on the amenities enjoyed by the occupiers of 15 Hayward Place resulting from its overbearing appearance and loss of evening sun. This would be contrary to policy C38 of the West Wiltshire District Plan 2004 and Supplementary Planning Guidance 2004 on House Extensions and Alterations.

## **RELATED PLANS**

Drawing : 8421 SHT 1 A received on 28.08.2008

Drawing : 8421 SHT 2 A received on 28.08.2008

Drawing : SITE MAP received on 08.08.2008

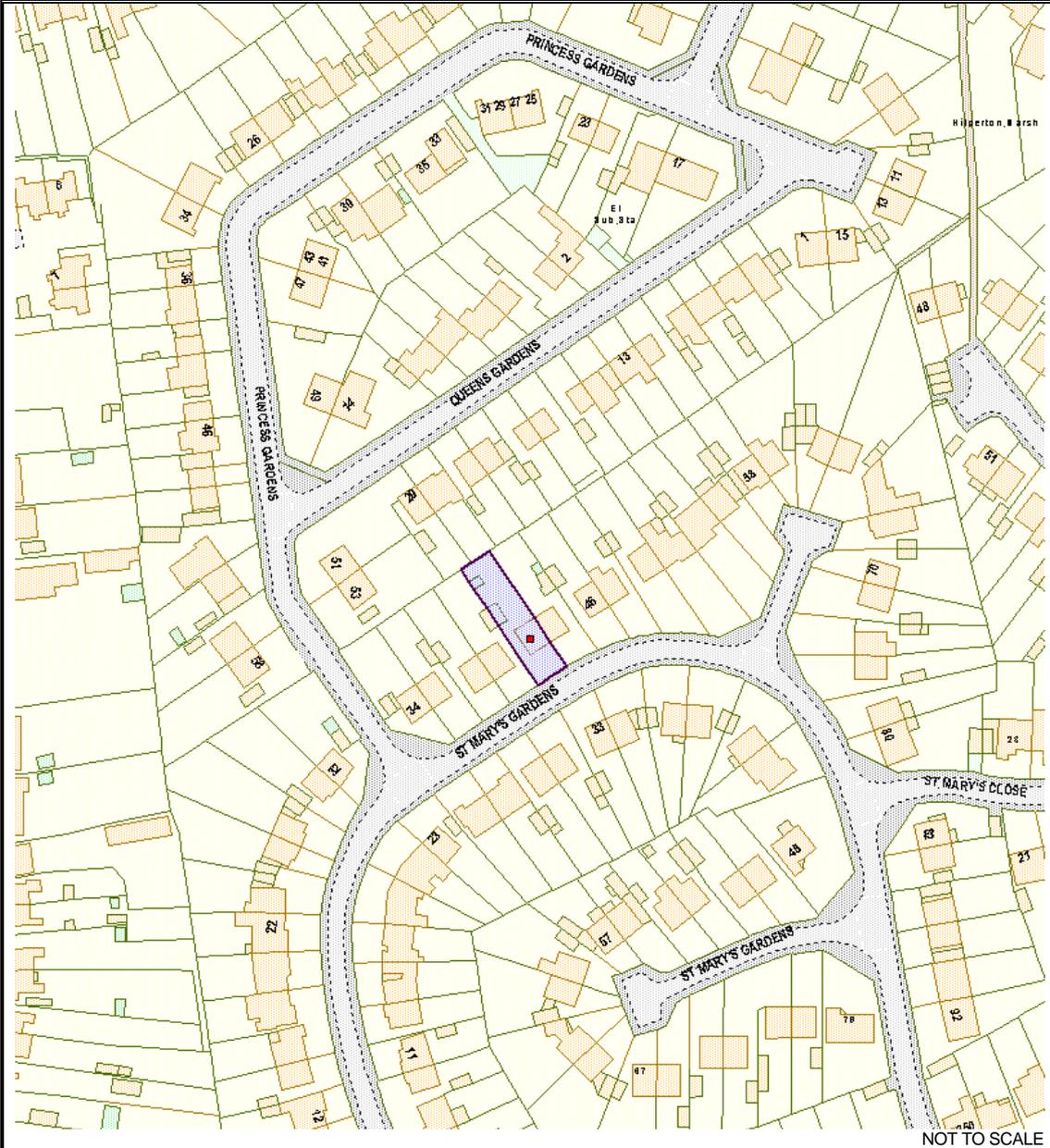
# PLANNING COMMITTEE

13 November 2008

ITEM NO: 09

APPLICATION NO: 08/02799/FUL

LOCATION: 42 St Marys Gardens Hilperton Wiltshire BA14 7PQ



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SLA: 100022961

**09 Application: 08/02799/FUL**

**Site Address: 42 St Marys Gardens Hilperton Wiltshire BA14 7PQ**

Parish: Hilperton Ward: Avonside  
Grid Reference 386354 159885  
Application Type: Full Plan  
Development: Erection of single storey extension  
Applicant Details: Ms Jo Deighton  
42 St Marys Gardens Hilperton Wiltshire BA14 7PQ  
Agent Details: Mr E C Stockley  
40 Clarendon Avenue Trowbridge Wilts BA14 7BN  
Case Officer: Mr Philip Baker  
*Phone: 01225 776655 ext 286*  
*Email: pbaker@westwiltshire.gov.uk*  
Date Received: 29.09.2008 Expiry Date: 24.11.2008

## **COMMITTEE REPORT**

This application is brought to the planning committee because the Parish Council objects to proposals contrary to your officer's recommendations.

### **APPLICATION SITE & SURROUNDING AREA**

The application site, is a two tone brick and render semi-detached property , that is located on the northern side of St Mary's Gardens in a street of similar properties. The frontages are open and there are tandem garages located to the rear of the properties.

### **PROPOSAL**

This is a full planning application seeking permission to erect a single storey to an unlisted dwellinghouse. To accommodate the proposed extensions, the applicants wish to demolish a detached domestic tandem garage.

At the front, a single storey store leading to a utility room would be provided. To the rear of the property a dining room would be provided.

The extension would be constructed using materials to match the host building- namely, facing brickwork and render, concrete interlocking roof tiles and white UPVC fenestration.

### **CONSULTATIONS**

#### Parish/Town Council

Hilperton Parish Council - comments received 22/10/2008 - The Parish council objects to this application due to the fact that the proposed extension will be almost upto the boundary of the property, making it incompatible with the design of the existing buildings and visually damaging to the street scene. We feel it would also conflict with the pattern of development, and loss of the garage will have a knock on visual effect, as cars will have to park in front of the property.

## **NOTIFICATIONS**

### Site Notices/Visits

Date of visit: 7/10/2008

### Neighbours

No comments received

## **RELEVANT PLANNING HISTORY**

08/01279/FUL - Permission - 15/7/2008 - Removal of garage and conservatory and erection of single and two storey extension

## **KEY ISSUES**

Impact on amenity  
Impact on design

## **RELEVANT PLANNING POLICIES**

West Wiltshire District Plan 1st Alteration (2004) Policies

Policy C31a Design  
Policy C38 Nuisance

## **OFFICER APPRAISAL**

It should be noted that Planning Committee allowed a two storey side extension on this property upto the boundary in July 2008. The applicants, however wish now only to have a single side storey extension.

The proposed design, scale, massing and use of materials of the side extension are considered acceptable. It is noted that the design and detailing reflects the previously approved two storey extension at the property. This would satisfy the Council's policy C31a and not affect the character of the streetscene.

It is considered that there is no conflict with the pattern of development and cars already park in the two spaces on the driveway. There are no grounds to consider that this development will lead to further parking outside the property.

The proposed development would not have a detrimental effect on neighbouring properties and providing the proposed ensuite window is formed on the south west elevation is of obscure glazing, residential amenity and privacy should not be detrimentally affected.

A condition will be attached to ensure removal of the existing garage.

The proposal complies with policy

## **CONCLUSION**

The proposal is considered acceptable on planning grounds.

**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 Notwithstanding the details submitted with the application, the ground floor window on the south west elevation must be made of opaque glass.

Reason : The submitted drawings are inadequate in this application and further information is needed to prevent overlooking of a neighbouring property.

Policy: C31A Design and C38 Nuisance

- 4 This permission shall be alternative to planning permission 08/01279 given on 10/7/2008 and shall not be exercised in addition thereto or in combination therewith.

REASON : To ensure that two alternative permissions are not both implemented

- 5 Prior to commencement of the development hereby permitted the existing garage shall be demolished and removed from site.

REASON : For avoidance of doubt and interests of visual amenity

POLICY : West Wiltshire District Plan – 1st Alteration 2004 – C38

**RELATED PLANS**

Drawing : 08.56.1 Rev.Co1 received on 29.09.2008

Drawing : 08.56.02 Rev.Co2 received on 29.09.2008

Drawing : 08.56.03 Rev.Co3 received on 29.09.2008

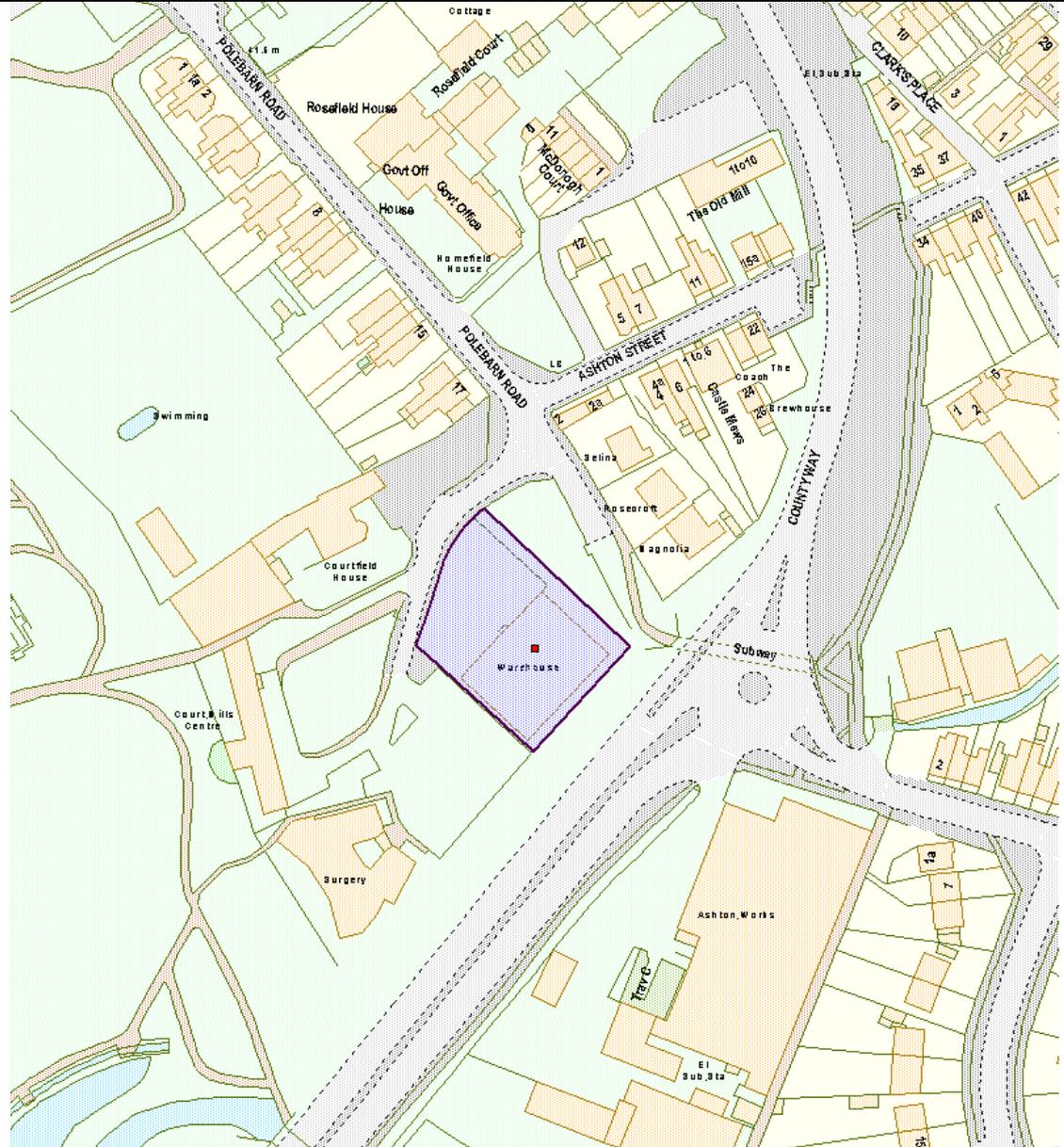
# PLANNING COMMITTEE

13 November 2008

ITEM NO: 10

APPLICATION NO: 08/02624/FUL

LOCATION: Magnet Ltd Polebarn Road Trowbridge Wiltshire  
BA14 7EG



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SLA: 100022961

**10 Application: 08/02624/FUL**

**Site Address: Magnet Ltd Polebarn Road Trowbridge Wiltshire BA14 7EG**

Parish: Trowbridge Ward: Trowbridge East

Grid Reference 386024 157795

Application Type: Full Plan

Development: New fence to one side of the existing car park

Applicant Details: Magnet Ltd  
Allington Way Darlington DL1 4XT

Agent Details: The Harris Partnership  
FAO Mr Edward Hanley 2 St Johns North Wakefield Yorkshire  
WF1 3QA

Case Officer: Miss Carla Rose  
*Phone: 01225 776655 ext 283*  
*Email: crose@westwiltshire.gov.uk*

Date Received: 08.09.2008 Expiry Date: 03.11.2008

## **COMMITTEE REPORT**

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

### **APPLICATION SITE & SURROUNDING AREA**

The site is located in Trowbridge town centre and is situated within a Conservation Area. Residential properties, a school, surgery and a youth and community centre are in the surrounding area.

### **PROPOSAL**

This is a proposal for a black galvanised steel bow top fence of approximate 1.2m in height on the north eastern elevation of the car park associated with the premises. The Design and Access Statement which accompanies the application states that the fence is required in order to prevent the current bank being used as a ramp.

### **CONSULTATIONS**

Town Council

TROWBRIDGE TOWN COUNCIL: - On commenting initially, 'The Committee request more information on the type of fence including elevation drawings, justification for the fence in an open aspect area and conformation that the design would be in keeping with the Conservation Area.'

Revised plans and a Design and Access statement were sent to the Town Council to which there has been no response.

## **NOTIFICATIONS**

### Site Notices/Visits

Date of visit: 24th September 2008 Site Notice displayed: 10th September 2008

### Neighbours

The application was publicised by site notice and press advertisement.

No response has been received.

## **RELEVANT PLANNING HISTORY**

08/01889/FUL New fence from edge of building to edge of existing car park entrance. Refused 15.08.2008

## **KEY ISSUES**

Historic environment  
Street scene  
Neighbour amenity  
Planning history

## **RELEVANT PLANNING POLICIES**

West Wiltshire District Plan – 1st Alteration 2004  
C17 Conservation Areas  
C18 New development in Conservation Areas  
C31a Design  
C38 Nuisance

## **OFFICER APPRAISAL**

PPG 15 and Section 72 of the planning (Listed building and Conservation Area) Act 1990 highlights that the local planning authority has a duty to pay special attention to the desirability of preserving and enhancing the character or appearance of the Conservation Area.

The fence would be visible from the street scene, as it is located in a relatively open space, but would not be an intrusive or dominant feature. The proposed fence would not harm the character of the Conservation Area due to the simple traditional design of the fence and the low height.

A previous application was made for a fence in the same position that was approximately 2m in height and was refused as 'the design would unacceptably harm the visual amenity and character of the area.' The current fence proposed is lower in height and is less visually intrusive than the previous fence; therefore the fence in its currently proposed form would not harm the character of the Conservation Area. The proposals overcome the previous reasons for refusal as the fence is of a lower height and improved traditional design.

The fence is set away from the neighbouring residential properties, so there would be no adverse impact.

## **CONCLUSION**

The low height and simple traditional design of the fence would not harm visual amenity or the character of the Conservation Area therefore permission has been recommended

**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 Notwithstanding the length of the fence as stated in the Design and Access Statement the length of the fence shall be in accordance with the approved plans reference number 110 revision C, received on 08.10.2008.

REASON: In order to define the terms of this permission.

**RELATED PLANS**

Drawing : SITE PLAN received on 08.09.2008

Drawing : PROPOSED ELEVATIONS 110C received on 08.10.2008

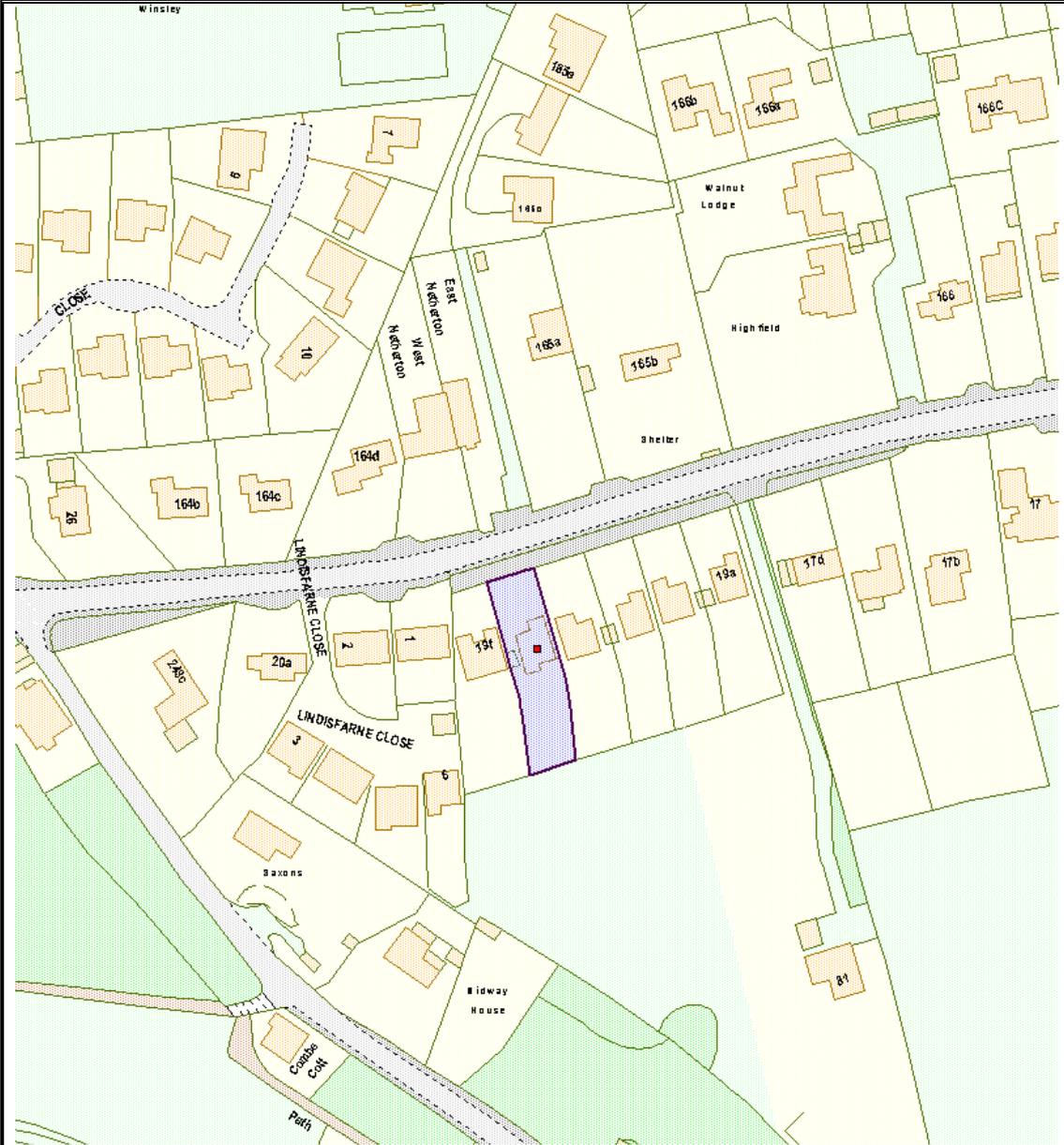
# PLANNING COMMITTEE

13 November 2008

ITEM NO: 11

APPLICATION NO: 08/02808/FUL

LOCATION: 19E Bradford Road Winsley Wiltshire BA15 2HW



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SLA: 100022961

**11 Application: 08/02808/FUL**

**Site Address: 19E Bradford Road Winsley Wiltshire BA15 2HW**

Parish: Winsley Ward: Manor Vale

Grid Reference 380290 161016

Application Type: Full Plan

Development: Erection of detached garage to the front of the property

Applicant Details: Mr Chris Waight  
19E Bradford Road Winsley Wiltshire BA15 2HW

Agent Details: Batterham Matthews Design Ltd  
1 Tollbridge Studio Tollbridge Road Bath BA1 7DE

Case Officer: Ms Margaretha Bloem  
*Phone: 01225 776655 ext 240*  
*Email: mbloem@westwiltshire.gov.uk*

Date Received: 29.09.2008 Expiry Date: 24.11.2008

## **COMMITTEE REPORT**

The application is brought to Committee because Winsley Parish Council objects contrary to your officer's recommendation.

### **APPLICATION SITE & SURROUNDING AREA**

The application site is located on the south side of Winsley Road. This side of the road is characterised by mainly detached bungalows. The dwelling has an existing attached single garage and planning application 01/01914/FUL granted a double garage to the front of the property but the permission was never implemented. The existing garage is in a poor state of repair. The majority of houses has vehicular accesses off Winsley Road with detached or attached garages to the side of the dwellings.

### **PROPOSAL**

The proposal is for the erection of detached double garage to the front of the property.

The detached garage (5.3 metres x 5 metres) will have a pitched roof with a ridge height of 3.5 metres. The garage will be set in from the front low concrete block wall by 2.8 metres and set in from the side boundary by 1.1 metre.

The garage will face westwards with double doors and two skylights in the western slope of the roof.

The two conifer trees to the front of the property will be removed and 2 metre high closed boarded fence is proposed to the front of the existing low brick wall.

The garage will be used for the parking of vehicles in connection with the dwelling house.

## **CONSULTATIONS**

### Parish/Town Council

Winsley Parish Council - A new structure near the centre of this front garden would erode the harmonious and open style of the street scene for this group of six bungalows within their setting, a feature which has hitherto been afforded significant importance and is worthy preserving.

### External

Highways - No objection.

### Internal

NA

## **NOTIFICATIONS**

### Site Notices/Visits

Date of visit: Site visited on 10.10.2008, no site notice displayed as proposal is not near of affecting Conservation Area.

### Neighbours

No comments received.

## **RELEVANT PLANNING HISTORY**

08/01825/FUL Erection of detached double garage/workshop to the front of the property - Refused.

01/01914/FUL Side and rear single storey extension - detached garage - Granted

## **KEY ISSUES**

Whether the proposal overcome the reason for refusal of the previous proposal.

The previous permission was refused because "The proposed garage/workshop by reason of its massing, scale and prominent siting results in an unsympathetic and visually dominant structure harmful to the appearance of the street scene and character of the conservation area. Therefore the proposed development is contrary to Policy C18 and C31a of the West Wiltshire District Plan 1st Alteration and the Supplementary Planning Guidance - House Alterations and Extensions."

## **RELEVANT PLANNING POLICIES**

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

Supplementary Planning Guidance - House alterations and extensions July 2004.

## **OFFICER APPRAISAL**

The detached garage will be partly visible in the streetscene. From Bradley Road the land slopes away southwards and the proposed garage will as a result of the slope be set approximately 1.4 metres lower than the road level. This difference in levels is illustrated on the proposed elevations and clearly indicate that only part of the roof will be visible from the road behind the proposed close boarded fence. The ridge height and overall size of the garage has been reduced when compared to the previous proposal. The two mature conifer trees will be removed and will reduce the existing screening to the front boundary.

The SPG states that detached garages located in front of the dwelling on the back edge of the highway, often appear to dominate the street frontage and detract from the main house and will not be encouraged. Along this section of Bradley Road the general building line is set well back from the road and there are not examples of garages to the front of properties along this section of Bradley Road. It is however considered that the reduced size and bulk of the garage, the distance of 5.5 metres setback from the road frontage and the slope of the land will result in a garage that will not dominate the street scene. The Conservation Area is located to the rear of the site and the proposal will not have any impact on its setting or character. Overall the scale and massing of the garage is considered acceptable in the streetscene.

Policy C38 and the SPG gives further advice as to what would likely cause nuisance to neighbours. The hedge along the eastern side boundary will be retained and the distance between the garage and No 19F is sufficient not to harm the neighbour amenity.

The existing access and turning area is acceptable and the Highways Authority raises no objection. As the previous applications raised issues regarding a workshop it is considered appropriate to limit the use of the garage to that incidental to the dwelling.

## **CONCLUSION**

Permission.

### **JUSTIFICATION FOR RECOMMENDATION:**

**The proposed development conforms to the Development Plan and the conditions attached to it overcome any objections 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 The hedge along the eastern side boundary shall not be felled, uprooted or otherwise removed before, during or after the construction period. A 500mm gap shall be retained between the widest part of the hedge and the edge of the garage.

REASON: To ensure that existing hedge is adequately protected.

POLICY: West Wiltshire District Council – 1st Alteration Policy C32 and C38.

- 4 The garage indicated on the approved plans shall not be used for any commercial purposes.

REASON: In the interest of neighbour amenity.

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

- 5 Details of existing and proposed land levels across the site, illustrated by means of spot heights, contours and sections across the site, and demonstrating the relationship between the proposed development and the surrounding land shall be submitted to and approved in writing by the Local Planning Authority. Development shall then only be carried out in accordance with the approved details. There shall be no land raising unless approved under the terms of this condition.

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

POLICY: West Wiltshire District Plan – 1st Alteration Policy C31a and C38.

## **RELATED PLANS**

Drawing : 1503 L/01A received on 03.10.2008

Drawing : 1503 S/01 received on 30.09.2008

Drawing : 1503 P/01C received on 30.09.2008

Drawing : 1503 P/02C received on 30.09.2008

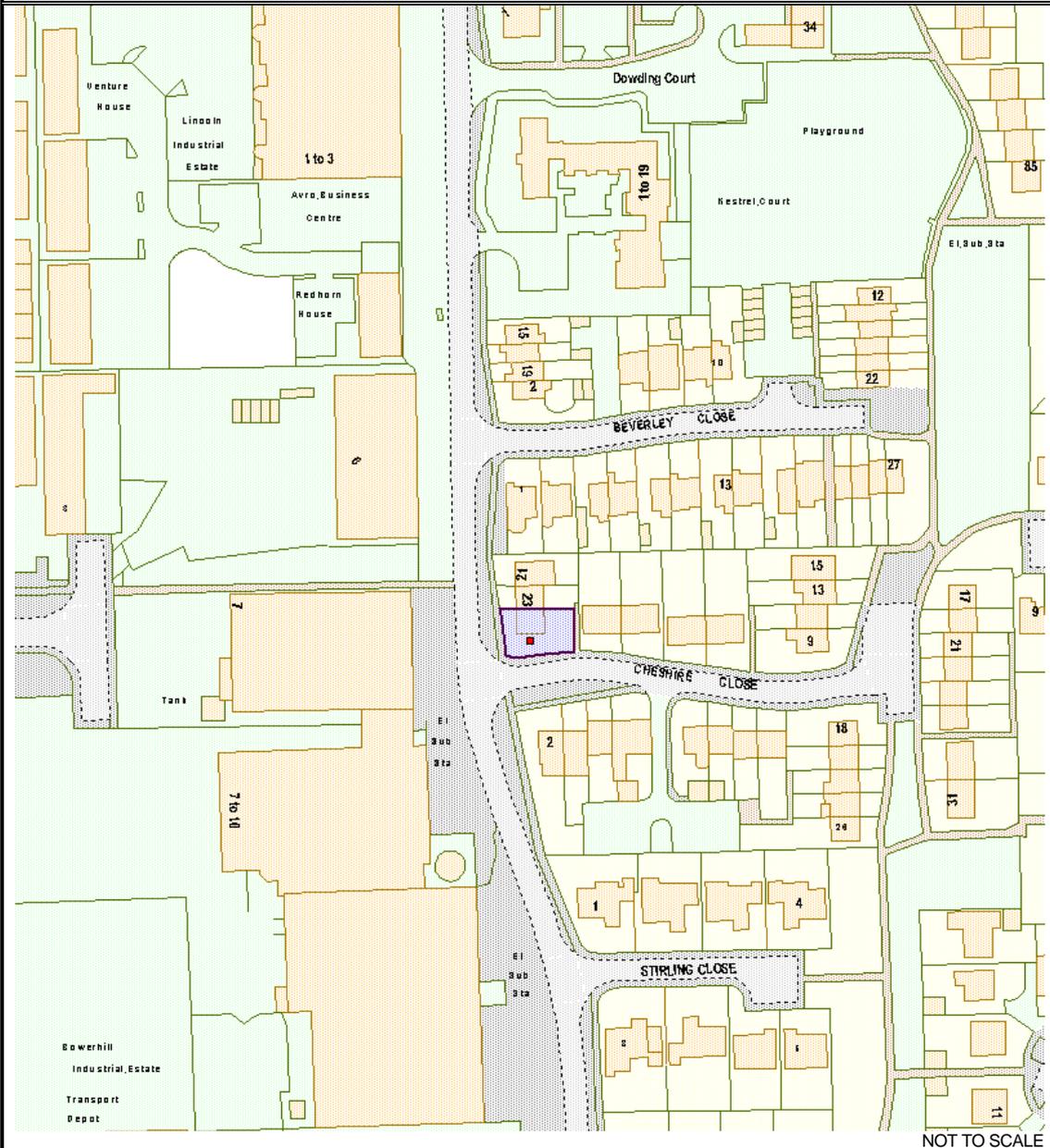
# PLANNING COMMITTEE

13 November 2008

ITEM NO: 12

APPLICATION NO: 08/02683/FUL

LOCATION: Land Adjoining 25 Halifax Road Bowerhill Wiltshire



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(d) Any further development will further exacerbate parking and access difficulties. Any more on street parking will block access for emergency vehicles to reach properties in Cheshire Close and put them at risk.

(e) While the size of the proposed house has been reduced, it is still overdevelopment of the site. The only space for parking is in the garden which will visually affect the outlook of the adjacent garden.

(f) It is outside the building line for Cheshire Close.

(g) It will worsen visibility for traffic coming in and out of Cheshire Close.

(h) It will spoil the open plan design of Cheshire Close which is part of the intrinsic layout of this close.

(i) It will exacerbate an already serious parking problem. Residents do not have garages, and thus have nowhere to park except along the sides of the road. The lack of spaces is already causing community friction and the Police are involved investigating parking complaints at the moment.

(j) Residents report that the applicant did not obtain permission for the current dropped kerb access to his property.

Please would you ensure that my Council's concerns are reported to the Planning Committee in full.

*External :*

Highways: No objection

Wessex Water: No objection – it will be necessary, if required for the developer to agree points of connection onto our systems, for the satisfactory disposal of foul flows and surface water flows generated by the proposal. A condition or informative should be placed on any consent.

*Neighbours :* A number of residents have objected to the proposal, namely;

(a) new dwelling and its building line is set back

(b) lack of amenity space

(c) traffic problems in and out of the proposal

(d) Parking problems

(e) Loss of light from the development

## **NEGOTIATIONS / DISCUSSIONS**

No further discussion since the refusal of the previous application

## **CONSTRAINTS**

Village Policy Limits

## **POLICIES**

West Wiltshire District Plan 1st Alteration (2004)

H17	- Village Policy Limit
H24	- New Housing Design
C31a	- Design
C32	- Landscaping
C38	- Nuisance
T10	- Car Parking

PPS1 - Delivering Sustainable Development  
PPS3 - Housing

SPG Planning Guidance

## **RELEVANT PLANNING HISTORY**

08/00675 New dwellinghouse and provision of car parking - Refusal

## **KEY ISSUES**

Impact upon the host building  
Impact upon neighbouring properties  
Impact upon the highway

## **OFFICER APPRAISAL**

For members information a similar application was refused under delegated powers on the 24th July 2008.

### **Principle**

Both National and Local Policy encourages the best use of urban land for new housing which can enhance the range of as well as increase the existing housing stock in a specific area. The District Plan permits the erections of dwellings providing that they are not detrimental to the appearance of the building or the character of the area, have adequate parking provision and amenity space, and are otherwise not detrimental to the amenity of the neighbouring residents.

The built form proposed would be excessive for this site. The current proposal is not in keeping with the character of the surrounding area and the siting and layout are considered unsatisfactory. The proposed dwelling would appear cramped on this corner site and the amenity space provided for the proposed dwelling is limited. The lack of amenity space is unacceptable and highlights the cramped form of development proposed.

The proposal does not raise issues of highway safety. Two parking spaces will be provided at the front, along with two parking spaces for the host dwelling at the rear which further reduces the amenity space of the proposed dwelling.

The cramped form of the development would result in an unneighbourly form of development due to the close proximity and limited amenity space.

The Officer concludes after careful consideration that the scale, location and residential amenity of the development does not respect the context of the site and will have an adverse impact on the character of the area and street scene and it is recommended for refusal.

## **RECOMMENDATION**

Refusal

**RECOMMENDATION: Refusal**

**Reason(s):**

- 1 The proposal by reason of its design, form, layout, and poor relationship with the street scene on this prominent corner site, 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 Policies H17, H24 and C31a of the West Wiltshire District Plan 1st Alteration 2004 and advice contained in the Council's Supplementary Planning Guidance - Residential Design Guide 2005.
- 2 The scale and location of the development does not respect the context of the site and lacks adequate amenity space essential to the sustainable development of residential neighbourhoods, and will have an adverse impact on the character and appearance of the area, contrary to Policies C31a and C32 of the West Wiltshire District Plan 1st Alteration (2004) and the SPG Planning Design Guidance

**RELATED PLANS**

Drawing : AH2008/08 received on 16.09.2008