

Date of Meeting	6 th April 2016
Application Number	15/11030/FUL
Site Address	10 Warren Road, Staverton, Trowbridge, Wiltshire, BA14 8UZ
Proposal	Extension above garage, conversion of garage to family room and repositioning of boundary wall.
Applicant	Mr Adam Godwin
Town/Parish Council	STAVERTON
Electoral Division	HOLT AND STAVERTON
Grid Ref	385833 160247
Type of application	Full Planning
Case Officer	Kate Sullivan

Reason for the application being considered by Committee:

Councillor Carbin has requested the application be called to committee for the following reasons:

- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Car Parking

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be subject to conditions.

2. Report Summary

The main issues to consider are:

- Principle of development
- Design issues
- Impact on the immediate area
- Impact on amenity
- Impact on parking and highways

3. Site Description

The application site is located within the residential area of Staverton which was developed in early 2000 and is characterised by detached dwellings.

The host property is a double fronted dwelling which occupies a corner site. The principle elevation fronts Warren Road. The garage is separated from the main dwelling by a pedestrian gate to the host dwelling. Alongside the dwelling is vehicle access which serves the host property and a further 5 dwellings.

4. Planning History

W/02/00813/REM - 41 Dwellings and associated works – approval 3/10/02
W/98/00284/OUT - Residential development (outline) – permission 3/4/02

5. The Proposal

This proposal would link the garage to the dwelling and raise the roof height of the garage. No fenestration is proposed on the front elevation and the garage doors would be replaced by two sets of full length doors/windows. Two new roof lights would be inserted in the rear elevation.

The proposal would convert the ground floor space into a “family room” and the upstairs into a home office.

The boundary wall would be repositioned to provide privacy for the new family room and to ensure the necessary visibility for vehicles using the car parking spaces.

A total of 3 car parking spaces would be retained for the host dwelling.

6. Local Planning Policy

Wiltshire Core Strategy, 2015

CP1 Settlement Strategy
CP29 Trowbridge Community Area
CP57 Ensuring High Quality Design and Place Shaping
CP61 Transport and Parking
CP64 Demand Management

National Planning Policy Framework, 2012

Planning Practice Guidance

7. Summary of consultation responses

Staverton Parish Council: Object to the proposals on the following grounds:

- Restrictive space to develop, thus causing inconvenience to the neighbours
- Drive would be affected during development works
- The garage is a single block construction, not suitable for conversion
- Loss of parking spaces
- Not clear if the office is for personal or business use and could result in an increase in parking
- Affect privacy to neighbouring property
- Position of wall is unclear,
- Wall would reduce the open plan feel of the development
- Reduced head room in first floor may require the roof height to be lifted
- Neighbours complained of lack of green site notices advertising the proposal.

Wiltshire Council Highways: No objections. The proposed parking provision is in accordance with the Council’s car parking standards. Amended plans have been submitted that remove earlier objections on visibility grounds.

8. Publicity

A site notice was posted on the 14 January 2016 and the adjoining neighbours were notified that a planning application had been submitted.

No responses had been received at the time of preparation of the report.

9. Planning Considerations

9.1 Principle of development

The application site is located within the limits of development of the settlement where there is a presumption in favour of sustainable development.

The proposal is therefore considered to comply with CP1 and CP29 of the Wiltshire Core Strategy.

9.2 Design issues

The host dwelling is a detached house which fronts the highway. The existing garage is located to the side of the dwelling, separated by an approximately 1.8 metre high pedestrian gate and is approximately 4.2 metres high. The proposal would attach the garage to the dwelling and would raise the height of the roof by approximately 1.3 metres. No additional fenestration would be inserted on the front or side elevation.

Despite the roof height being raised on the garage, the building would still be subservient to the main dwelling and would not look out of scale with the associated building. The alterations to the fenestration on the rear (ground floor windows and rooflights) are considered to be of a suitable scale and design.

The materials would match the existing dwelling which would ensure that the converted garage would be in keeping with its surroundings.

Whilst the proposal would raise the roof line of the garage the proposed alterations are not considered to harm the appearance of the immediate area. Joining the garage to the main dwelling would not be incongruous to the locality.

The proposed position of the boundary wall has been angled back in order to provide the necessary visibility but would also improve the overall appearance of the space.

The fenestration changes to the extension would be located on the rear elevation behind the road, so that although the roof height is raised, the street scene would remain substantially the same.

The proposals are therefore considered to comply with the relevant criteria of CP57 of the Wiltshire Core Strategy.

9.3 Impact on amenity

The property occupies a corner plot and sits some distance from the neighbouring properties. The raising of the roof height of the garage is considered to be acceptable as it is located away from neighbouring dwellings. Number 16 sits opposite the existing driveway and is angled to the host dwelling, so the raising of the roof height is unlikely to negatively impact this property.

The opposite dwelling also benefits from sufficient distance to negate any impact from the raised height of the roof.

The fenestration is confined to the rear elevation of the building with the garage doors being replaced with two sets of full length windows/ doors which would be screened by the repositioning of the boundary wall.

The two roof lights would allow occupants of the office to look out, however given the angle of the roof and the fact that the rooflights overlook the host dwellings car parking spaces, there are no grounds for objection.

The repositioning of the boundary wall would move the wall closer to the road which serves the other neighbouring dwellings. However, by angling the wall to provide the visibility splays, the impact of the wall has been softened. Given the orientation of the host dwelling and the position of the wall it would not be overbearing on the neighbouring amenity.

It is acknowledged that any building work would cause some nuisance and disruption to the neighbouring dwellings, however as this is of a temporary nature it would not be appropriate to refuse the application on these grounds. Furthermore if building works are carried out at antisocial hours there is Environmental Protection legislation which would control this aspect.

9.4 Impact on parking and highways

The proposal would result in the loss of an existing garage; however there was no condition on the original permission that restricts the use of the garage for the parking of a vehicle and therefore this could be converted on its own without the need for planning permission.

The proposals have been negotiated to ensure that the scheme would result in the required number of spaces under the Wiltshire Council Car Parking strategy for a house of this size, so the resulting impact of the proposals will not have a negative impact on the immediate area in terms of any loss of parking.

Through negotiation the exact position of the realigned boundary wall has been altered to ensure sufficient visibility and space for the vehicles has been provided.

The applicant has confirmed that the office is intended as a home office and the Highways consultation has recommended a condition be placed on a permission to ensure that this remains the case, as additional vehicle movements to an office may not be appropriate in this location.

The proposals are therefore considered to comply with the relevant criteria of CP61 and CP64 of the Wiltshire Core Strategy.

9.5 Other material considerations

Concern has been raised in consultation responses regarding the lack of green site notices displayed on site. The notice was displayed outside the front of the dwelling on the 14 January 2016.

The initial submitted plans were not clear as to where the proposed wall would be located. Additional plans were sought for clarification.

10. Conclusion (The Planning Balance)

The proposals are considered to comply with the relevant criteria of the Wiltshire Core Strategy and other planning guidance and it is recommended that planning permission is granted for the proposal.

RECOMMENDATION

Approve with the following conditions:

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

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

- 3 The development hereby permitted shall not be used at any time other than for purposes ancillary to the residential use of the main dwelling, known as 10 Warren Road.

REASON: The development is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit alternative uses.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg. 222/1 Plans, elevation as existing and site and location plans received 5/11/2015

Site plan existing received 5/11/2015

Amended plan - car parking and wall received 10/3/2016

Drg. No. 222/2 Plans and elevations proposed received 5/11/2015

REASON: For the avoidance of doubt and in the interests of proper planning.