

**REPORT OUTLINE FOR AREA PLANNING COMMITTEES****Report No.**

<b>Date of Meeting</b>	31 <sup>st</sup> May 2018
<b>Application Number</b>	18/03084/VAR
<b>Site Address</b>	Caddens, Lower Road, Homington, Wiltshire, SP5 4NG
<b>Proposal</b>	Variation of condition 2 of planning permission 17/07475/FUL to allow for the garage roof to be linked to the house and loft room created in roof void above garage
<b>Applicant</b>	Mr G Munday and Miss C Howard
<b>Town/Parish Council</b>	Homington
<b>Electoral Division</b>	Homington – (Richard Clewer)
<b>Grid Ref</b>	412057 126039
<b>Type of application</b>	Variation of Condition
<b>Case Officer</b>	Joe Richardson

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

The application has been called-in by Cllr Clewer if officers are minded to approve.

**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 approved for the reason(s) set out below.

**2. Report Summary**

The issues in this case are:

- The principle of development in this location;
- Scale, design, materials and impact on neighbourhood amenity;
- Impact to the Homington Conservation Area and wider AONB
- Highway Impact

The publicity has generated four letters in objection of the application with an objection from the Homington Parish Council given to the proposed development.

**3. Site Description**

The application site is a detached dwelling house with a large residential curtilage located in the village of Homington. Core Policy 1 of the Wiltshire Core Strategy identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. The Wiltshire Core Strategy defines Homington as a settlement without a boundary. The dwelling house is located in the Homington Conservation Area and within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB).



#### **4. Planning History**

17/03126/FUL Extensions and alterations and construction of a replacement garage  
REF 03.07.17

17/07475/FUL Extensions and alterations and construction of a replacement garage  
Approved by SAC 20.10.17

18/00525/VAR Variation of condition 2 of planning permission 17/07475/FUL to allow for alterations to first floor arrangement, repositioning of bedroom 4, utilisation of roof space to provide additional bedroom and omission of rear chimney A.C 21.03.18

#### **5. The Proposal**

The application proposes to vary condition 2 of planning permission 17/07475/FUL to allow for the garage roof to be linked to the house and for the creation of a loft room within the roof void above the garage.

#### **6. Local Planning Policy**

The Wiltshire Core Strategy (WCS) was adopted in January 2015 and constitutes the primary planning document. Also of relevance are the NPPF & NPPG.

#### **7. Summary of consultation responses**

**Homington Parish Council** – Objection  
**WC Conservation Officer** – No comment  
**WC Highways Officer** – No objection

## **8. Publicity**

The application has been advertised by way of site notice and letters to near neighbours.

The publicity has generated four letters of objection for the application with an objection from the Homington Parish Council given to the proposed development.

## **9. Planning Considerations**

### 9.1 Principle of development and policy

The application site is a detached dwelling known as Caddens located in the settlement of Homington. Core Policy 1 of the Wiltshire Core Strategy identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. Core Policy 1 of the Wiltshire Core Strategy (WCS) sets out the Settlement Strategy for Wiltshire, and identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. There are 4 categories: Principal Settlements, Market Towns, Local Service Centres and Large & Small Villages.

Core Policy 51 of the WCS states development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

Core Policy 57 of the WCS requires there to be a high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire.

Core Policy 58 of the WCS states development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. Nationally significant archaeological remains
- ii. World Heritage Sites within and adjacent to Wiltshire
- iii. Buildings and structures of special architectural or historic interest
- iv. The special character or appearance of conservation areas
- v. Historic parks and gardens
- vi. Important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

### 9.2 Design and Impact on area and amenity

Following an extensive recent planning history on the site which has seen various amendments submitted for the proposed works, this current application seeks to modify the approved plans of permitted scheme 17/07475/FUL by linking the garage roof to the house. This will create a more unified façade presenting a less suburban street elevation. The current approved scheme for the garage presents a detached building with pyramid style roof. The ridge of the garage would be extended from the apex of the roof to the east side wall of the dwelling with a hip end retained adjacent to the boundary of Ettrick House.

Additional roof space above the garage would be utilised as a loft room with access obtained via the first floor landing within the dwelling house. Two sets of conservation rooflights would be inserted into the front and rear roof slope elevations of the extended roof above the garage.

Whilst the overall massing of the dwelling is increased with the extended link from the garage to the house, the overall footprint of the dwelling is not being increased with these proposed works.

It is noted that there may be a degree of overlooking with oblique views obtained of Ettrick House from the rooflight windows inserted into the roof void above the extended garage. Notwithstanding this, it is considered by reason of the siting, orientation and general relationship between the neighbouring dwelling, Ettrick House and the nature of the proposed development, it would not unduly disturb, interfere or conflict to the detriment of the existing occupiers of this neighbouring dwelling. Whilst the proposed works would be visible to occupiers of adjacent properties, it is considered that there would not be any significant detrimental impact to the amenity of these properties given the recent planning history of the site.

### 9.3 Impact on the Homington Conservation Area and AONB

Consultation comments from the Council's Conservation Officer state no comment for the current proposal.

The design of the dwelling has evolved through the various applications that have been submitted to the Local Planning Authority. Whilst there have been several amendments to the scheme with reference to the recent planning history on the site, the scheme as presented should be viewed as an improvement to the original dwelling (now altered due to the implementation on planning permission 17/07475/FUL) which did not hold any significant architectural merit. So in totality, having regard for the proposed changes to the dwelling, it is considered the proposed works would improve the appearance of the dwelling within the street scene and surrounding area.

As such, in the opinion of the case officer, the proposed works to the dwelling house will not cause any significant detrimental impact on the character of the Homington Conservation Area or to that of the AONB that would justify the refusal of planning permission.

### 9.4 Highways matters

Access to the proposed site is obtained via by the existing entrance to the site. A secondary access to the site has been removed. The proposed access to the site for this scheme would be via the existing opening to and from Lower Road with works already completed to enhance the visibility to and from the property. It is proposed to provide parking spaces for four vehicles with the erection of the extended roof line of the double garage. No changes to the footprint of the garage approved under planning permission 17/07475/FUL are proposed, only to the roof as described in section 9.2 of this report.

The Highways Team of Wiltshire Council have been consulted on this application and have raised no objection to the proposed changes of the originally approved scheme.

## **10. Conclusion**

The comments and concerns of the third parties and Parish Council have been noted and taken into consideration. However, following an assessment of the situation as outlined above, the proposed changes to the permitted works are unlikely to have such a significant impact on the amenities of adjacent dwellings as to warrant refusal, and therefore the scheme conforms to the objectives of Core Policies, 51, 57 and 58 of the Wiltshire Core Strategy and the aims of the NPPF. Therefore, the Local Planning Authority considers that the application for the variation of the condition should be granted.

## **11. RECOMMENDATION:**

Approve with conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of planning permission 17/07475/FUL.

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

DWG No: 216083/01 Rev C Site Location Plan and Proposed Block Plan Date Received 29.03.18

DWG No: 216083/04 Rev E Proposed Ground Floor and First Floor Plan Date Received 29.03.18

DWG No: 216083/05 Rev E Proposed Front and Rear Elevations Date Received 29.03.18

DWG No: 216083/06 Rev E Proposed Side Elevations and South Elevation Section Date Received 29.03.18

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

3 Notwithstanding the approved drawings, no works shall commence in relation to those matters below until details of the following have been submitted to and approved in writing by the Local Planning Authority:

(i) A brick string course is added to the front elevation of the dwelling house with a sectional drawing submitted to and approved in writing by the Local Planning Authority before the commencement of works.

(ii) A section drawing at a scale of 1:5 shall be submitted to and approved in writing by the Local Planning Authority showing the profile and means of fitting of the rainwater goods to the development hereby permitted.

(iii) Window lintels will be pre-fabricated gauged bricks (4 course deep) and detail will be submitted to the Local Planning Authority for approval;

(iv) The cills to the front elevation windows to be constructed with Bath stone and stooled.

(v) The render to be used on the external elevations will be a soft render and shall not have a bell mouth detail;

(vi) A detailed drawing of the chimney at a scale of 1:10 shall be submitted. The chimney will be constructed of brick.

The works shall be carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the area.

4 Before that part of the dwelling being served by the roof light windows is first occupied, the velux roof windows in the front and rear elevations servicing the roof void above the extended garage as shown in approved drawing DWG No: 216083/06 Rev E Proposed Front and Rear Elevations shall be glazed with obscure glass only to an obscurity level of no less than level 5, and fixed shut (non-openable) and the windows shall be permanently maintained in the condition in perpetuity.

REASON: In the interests of residential amenity and privacy.

5 Before that part of the dwelling being served by the window is first occupied, the first floor window on the western elevation servicing the en-suite bathroom as shown on

approved drawing DWG No: 216083/06 Rev E Proposed Side Elevations and South Elevation Section shall be glazed with obscure glass only to an obscurity level of no less than level 5, and the windows shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

- 6 The development hereby permitted (the enlargement of the dwellinghouse) shall not be first brought into use until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 7 No part of the development (the enlarged dwelling) hereby permitted shall be first brought into use until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 8 Works associated with the construction of the development hereby permitted shall only take place between the hours of 08:00 to 17:00 from Mondays to Fridays and between the hours of 08:00 to 13:00 and on Saturdays. No construction works associated with the development hereby permitted shall take place at any time on Sundays and on Bank or Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.