

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	07.03.2012		
Application Number	W/11/03298/FUL		
Site Address	Little Orchard Chitterne Road Codford Wiltshire BA12 0PF		
Proposal	Replacement garage		
Applicant	Mr & Mrs Abbott		
Town/Parish Council	Codford		
Electoral Division	Warminster Copheap And Wylve	Unitary Member:	Christopher Newbury
Grid Ref	397185 139789		
Type of application	Full Plan		
Case Officer	Miss Carla Rose	01225 770344 Ext 01225 770283 carla.rose@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor Newbury has requested that this item be determined by Committee due to:

Visual impact upon the surrounding area
Design- bulk, height, general appearance

1. Purpose of Report

To consider the above application and to recommend refusal of the proposal.

Neighbourhood Responses

One letter was received in support of the application.

Parish Council Response - No objections

2. Report Summary

The main issue to consider is the impact on the appearance of the area, and particularly the view of the brook and its setting from the bridge.

3. Site Description

The site is located in a garden that runs down to the Chitterne Brook at a point where Chitterne Road crosses the brook. A two storey house is currently under construction replacing the bungalow that previously stood on this site. The house is set back from the brook. A single garage that previously served the bungalow is located close to the house and some 8-9 metres from the Brook. A grass bank slopes down to the brook.

4. Relevant Planning History

11/01007/FUL Demolition of existing bungalow and construction new 2 storey house. Permission 24.06.2011

5. Proposal

The proposal involves the removal of the existing single storey garage and its replacement with a larger double garage and attached study. Whilst the single garage is located between 8-9 metres from the brook and presents a gable end with a narrow width of 3.6 metres towards the brook, the proposed new building is only 3 metres from the brook at its closest point and presents a rear wall of 9.4 metres in length towards the brook. The new building would have a hipped end at one end and a gable end at the other. The walls of the garage are proposed to be reconstructed of reconstructed stone and timber cladding to match the new dwelling. A slate roof is also proposed to match the new dwelling.

6. Planning Policy

West Wiltshire District Plan 1st Alteration 2004

C2 – Area of Outstanding Natural Beauty; C31a – Design; C38 – Nuisance

Planning Policy Statement 25: Development and Flood Risk

The site, as with the whole of the village, lies within the Area of Outstanding Natural Beauty.

7. Consultations

Codford Parish Council

No objections

Environment Agency

Refer to Standard Advice

8. Publicity

The application was advertised by site notice and neighbour notification. One representation has been received from the owner of the dwelling on the opposite side of the brook stating that he has no objection to it. He considers the design to be more in keeping with the new house and may provide some additional privacy.

9. Planning Considerations

The sole issue in relation to this application is the visual impact of the proposal on the appearance of the area, and particularly on the view from the street of the Chitterne Brook and bankside. There is no objection to the principle of replacing the existing single garage with a larger one, but there is an objection to the siting proposed in this application, which is little changed from the earlier proposal that was refused.

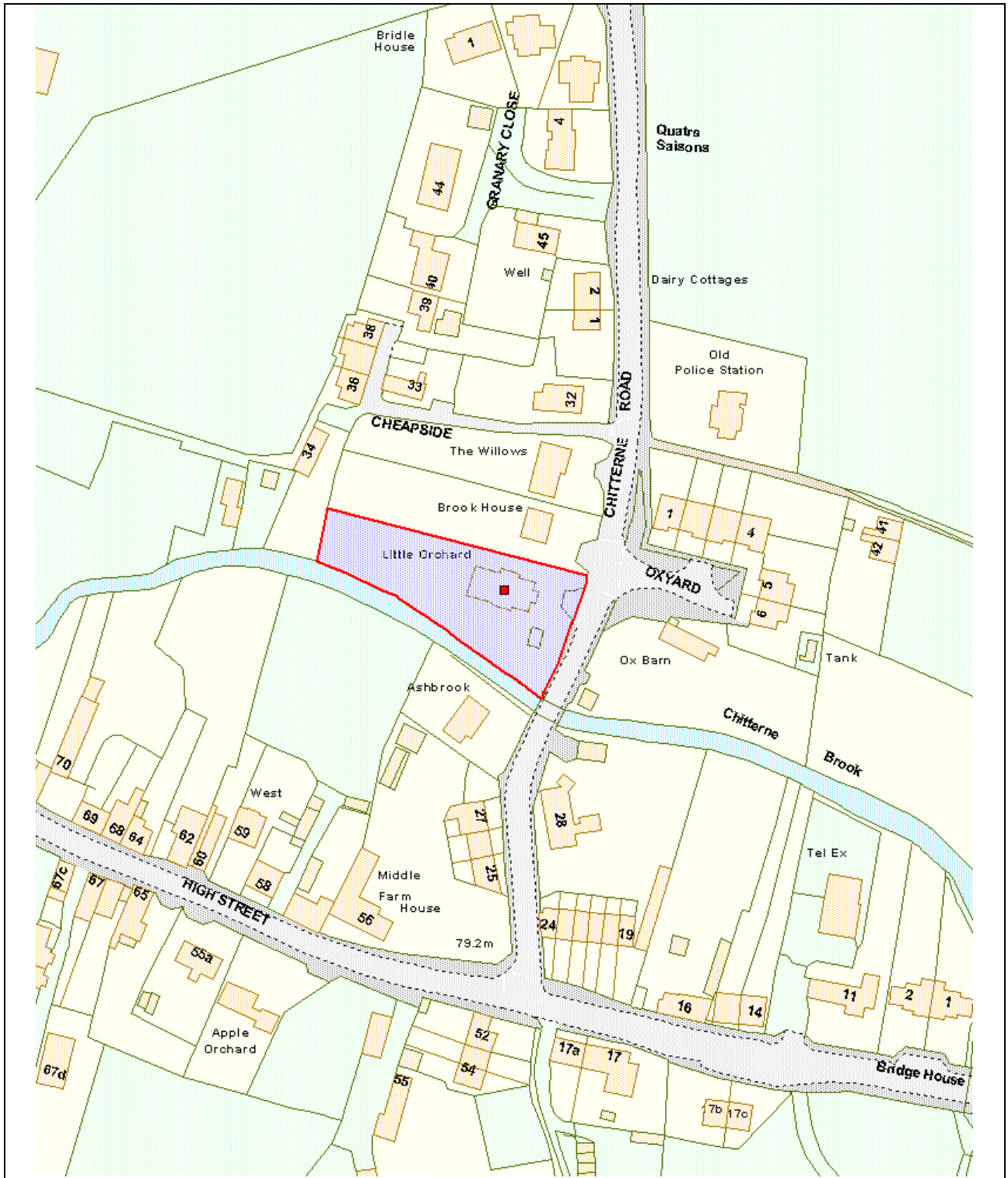
At present, the view from the Chitterne Road where it crosses the brook, is of an open grassed setting to this side of the stream. The existing garage does not intrude on this as it has a narrow profile towards the bank and is set back 8-9 metres from the Brook. The current proposal is for a much larger structure much closer to the Brook, which turns its back on it and reduces the open setting of the brook at this point, where it is in close public view from the road. The erection of this structure, 9.4 metres in length and 3 metres from the bank at its closest point would have an adverse impact on the currently open and pleasant setting of the stream and the appearance of the area. The increase in distance from the Brook of this proposal, compared to the previous proposal is no more than 1 metre, and this is inadequate to protect the appearance of the area. There is adequate room to provide a double garage at the same distance from the bank as the existing garage, where it would not have these adverse impacts. Accordingly, refusal is recommended.

Recommendation: Refusal

For the following reason(s):

- 1 The proposed garage by reason of its proposed location, mass and height would result in an unduly prominent and visually intrusive feature to the detriment of the street scene and the Area of Outstanding Natural Beauty contrary to policy C31a and C2 of the West Wiltshire District Plan 1st Alteration 2004.

Appendices:	
Background Documents Used in the Preparation of this Report:	



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Tel: 01225 770344 Fax: 01225 770314 Development Control West Wiltshire Council Bradley Road Trowbridge Wiltshire BA14 0RD www.wiltshire.gov.uk

MSA: 100022961