

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	28.03.2012		
Application Number	W/11/02717/FUL		
Site Address	Tudor Cottage 14 High Street Bulkington Wiltshire SN10 1SJ		
Proposal	Alterations and enlargement to existing garage to form residential studio		
Applicant	Mr Melvyn Difford		
Town/Parish Council	Bulkington		
Electoral Division	Summerham And Seend	Unitary Member:	Jonathon Seed
Grid Ref	394441 158387		
Type of application	Full Plan		
Case Officer	Mr Steve Vellance	01225 770344 Ext 01225 770255 steven.vellance@wiltshire.gov.uk	

Reason for the application being considered by Committee

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

- * Scale of development
- * Visual impact upon the surrounding area
- * Relationship to adjoining properties

1. Purpose of Report

To consider the above application and to recommend that planning permission be granted.

Neighbourhood Responses:

Seven representations were received to the original plans received in November and three to the amended plans received in February.

Parish Council

Objects to the amended plans for the reasons cited within section 7 below.

2. Report Summary

The main issues to consider are:

- Impact on the appearance of the area;
- Off- street parking;

3. Site Description

The application site is a modern standalone garage building capable of accommodating two vehicles. It is a red brick building with a shallow pitched roof with matching concrete roof tiles. The building is approached via a gravelled driveway access.

The site is set within an established residential area off the Bulkington High Street and is visible from the street and located within village policy limits.

4. Relevant Planning History

08/01842 Erection of this detached double garage Permission 30.07.2009

5. Proposal

The proposal is for the alteration and enlargement of the existing garage (5.9 metres x 6.4 metres in size) to form a residential annexe/studio. This would involve the enlargement of the existing building by raising the roof height of the building by approximately 1.4 metres to a maximum at the ridge of 5.7 metres. The alterations include the addition of two roof lights on the front elevation and one roof light on the rear elevation and the construction of a small single storey extension to the rear measuring 3.6 metres x 3.3 metres. The current garage doors would be replaced by a pedestrian entrance and a window, providing a more domestic appearance. Materials would match the existing.

The plans have been substantially revised from those initially received, with the roof height reduced, front facing dormers removed, and the two storey rear extension replaced by a single storey extension.

6. Planning Policy

West Wiltshire District Plan 1st Alteration (2004) - policies C31a Design; C38 Nuisance

7. Consultations

Bulkington Parish council

Object to the revised plans and raise the following comments:

- Is Listed building consent required for the works_
- Issue of severance of the annex building and would like condition attached to any permission tying the annex into Tudor Cottage.
- Would constitute over development and set a harmful precedent

Highways

No objections, subject to the imposition of conditions retaining the annexe as ancillary accommodation and maintaining off-street parking provision.

8. Publicity

The application was advertised by site notice, press notice and neighbour notification. Objections to the amended plans have been received raising the following points:

- Over bearing and over-development of the site.
- Insufficient access.
- The residential dwelling already has an annexe.
- Not in keeping with the typical village built form.
- If allowed would set a bad precedent.

9. Planning Considerations

The proposal is for the creation of a separate annex studio by the conversion of an existing single storey garage building, to be used by a family member. The building is within the ownership of the applicant who also owns Tudor Cottage, which is a grade II listed building, sited within the same curtilage.

The detached garage is not a listed building because it was erected in 2009 and is a free standing building separate from the main house. Listed building consent is therefore not required for the works.

The main issue is the impact of the design on the appearance of the area. The initial plans proposed alterations that were out of scale with the size and proportions of the building, with a high ridge height and two dormer windows packed closely together. This would have created a discordant feature that would have looked out of place. These aspects of the initial design have been removed in the amended plans, which reduce the increase in height of the roof and replace the dormers on the front with rooflights and remove the first floor of the rear extension. As the garage is set back from the carriageway by approximately 9 metres, the visual appearance of the building in its altered state will not now have an adverse impact on the appearance of the area.

Although the garage will no longer be available for parking, the 9 metre set back from the road leaves adequate off-street parking for Tudor Cottage. Likewise, the incorporation of the angled roof lights on the pitched roof would ensure the preservation of neighbouring amenity, by preventing any direct overlooking.

As the proposal is for an annexe, it is necessary to impose a condition maintaining its use as ancillary accommodation for Tudor Cottage, as suggested by the parish council.

Recommendation: Permission

For the following reason(s):

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

Subject to the following condition(s):

- 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. West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a.

- 3 The existing parking area between the building and the High Street shall be retained at all times for off-street parking in connection with the residential use of the dwelling at Tudor Cottage and the annexe hereby approved.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

- 4 The building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Tudor Cottage.

REASON: The creation of an independent dwelling in this location would give rise to additional planning considerations, including parking and amenity issues.

- 5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan/s:

Drawing number 046 02 01 Rev 01 received on 07 February 2012
Drawing number 046 02 02 received on 11 October 2011
Drawing number 046 02 03 Rev 03 received on 07 February 2012
Drawing number 046 02 04 Rev 02 received on 07 February 2012

Reason: To ensure that the development is carried out in accordance with the approved plans that have been judged to be acceptable by the local planning authority.

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