

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	03.10.2012		
Application Number	W/12/01329/FUL		
Site Address	29 Upton Scudamore Upton Scudamore Warminster Wiltshire BA12 0AG		
Proposal	First floor rear extension		
Applicant	Mrs H Turner		
Town/Parish Council	Upton Scudamore		
Electoral Division	Warminster Without	Unitary Member:	Fleur De Rhe-Philippe
Grid Ref	386622 147850		
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 Rhe-Philippe has requested that this item be determined by Committee due to:

- Relationship to adjoining properties

1. Purpose of Report

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

Neighbourhood and Upton Scudamore Parish Council responses

These are reported in sections 7 and 8 below

2. Report Summary

The main issues to consider are:

- Impact on the appearance of the dwelling and the terrace
- Impact on neighbouring amenity
- Impact on archaeology

3. Site Description

The general area is characterised by terraced, semi-detached and detached residential properties. 29 Upton Scudamore is a two storey house with a ground floor rear extension that forms part of a long terrace of residential properties. The site is of a linear form with a rear garden and a path that separates the dwelling from the rear garden. The dwelling is located alongside the street frontage.

4. Relevant Planning History

There is no relevant planning history

5. Proposal

The proposal involves building a first floor extension over an existing extension. The first floor extension is proposed to have a hipped roof set down below the existing ridgeline by approximately 0.3m. The walls of the proposed extension would be rendered blockwork and the roof is proposed to be constructed of plain concrete tiles.

6. Planning Policy

West Wiltshire District Plan 1st Alteration 2004

C15 – Area of High Archaeological Interest/Potential

C31a – Design

C38 – Nuisance

U4 – Groundwater Source Protection Zones

Supplementary Planning Guidance on House Alterations and Extensions 2004

National Planning Policy Framework

7. Consultations

Upton Scudamore Parish Council

An objection was raised because of loss of light to the adjacent properties. Concern was also raised regarding maintenance of the properties (as there is no gap) and encroachment onto land outside of the applicant's ownership (neighbour's land).

8. Publicity

The application was advertised by site notice and neighbour notification.

One letter of objection has been received. These cover the following matters:

- Clarity of the plans
- Encroachment onto land belonging to 28 Upton Scudamore
- Concern that it would restrict them building an extension to 28 Upton Scudamore if this extension is built.
- Maintenance difficulties
- Disturbance
- Noise and safety concerns
- Concerns regarding access to other properties and the removal of steps.
- Concerns regarding design and materials
- Concern regarding loss of light to a bedroom window

9. Planning Considerations

Impact on the appearance of the dwelling and the terrace

There would be no harm to the appearance of the dwelling or the terrace as a whole because the proposed first floor extension is to be located to the rear of the dwelling and forms part of a terrace that is not uniform in design. There would also be no harm because the first floor extension is proposed to be set down approximately 0.3m below the ridgeline of the existing dwellings, which, along with the proposed hipped roof, would reduce the bulk of the extension.

Materials are proposed to be used that do not match the existing brickwork/stone dwelling, but since the development is to the rear, this is considered acceptable. However, in order to ensure that the development harmonises with its setting it is reasonable to request samples of materials by condition.

Impact on neighbouring amenity

The proposed extension would be located approximately 0.4m from a first floor bathroom window belonging to 30 Upton Scudamore. A bathroom is not considered to be a habitable room therefore loss of light or overshadowing of this window would not warrant a reason for refusal.

The proposed extension would also be in close proximity to a rear bedroom window belonging to 28 Upton Scudamore. Whilst it is recognised that a bedroom is considered a habitable room, loss of light and overshadowing of this window should not warrant a reason for refusal because the window is partially set within the roofslope of a ground floor extension which already reduces the amount of available light. It is not considered that the proposed extension would result in significantly more loss of light and overshadowing than exists at the moment.

There are two proposed first floor windows in the rear elevation which would obliquely overlook adjoining gardens. However, there is already a window in a similar position at the adjoining property and to refuse the proposal on grounds of overlooking would be unreasonable.

Impact on Archaeology

The site is located within an area of high archaeological interest/potential. Due to the fact that a first floor extension is proposed there would be no impact on archaeology.

Other

Encroachment onto neighbouring land, the impact of this proposal on future extensions, maintenance, noise and safety issues were raised during the course of this planning application; these are not planning considerations. However, an informative is recommended advising of the need to ensure that the development is carried out within the application site.

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.

- 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 Notwithstanding the submitted details no development shall commence on site until details and samples of the materials to be used for the external walls and roofs (including the proposed render) 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: 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 development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

DRWG. 3 Rev.B received on 14.09.2012

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.

Informative(s):

- 1 The applicant is advised to ensure that the development is carried out entirely within the site and does not encroach onto neighbouring land.

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