

# REPORT TO THE WESTERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	<b>05.12.2012</b>		
<b>Application Number</b>	<b>W/12/01893/FUL</b>		
<b>Site Address</b>	<b>Land Adjoining 51 Summerleaze Trowbridge Wiltshire</b>		
<b>Proposal</b>	<b>Conversion of 51 Summerleaze into two flats and two storey extension for two flats</b>		
<b>Applicant</b>	<b>Morris Developments</b>		
<b>Town/Parish Council</b>	<b>Trowbridge</b>		
<b>Electoral Division</b>	<b>Trowbridge Lambrok</b>	<b>Unitary Member:</b>	<b>Helen Osborn</b>
<b>Grid Ref</b>	<b>384184 156942</b>		
<b>Type of application</b>	<b>Full Plan</b>		
<b>Case Officer</b>	<b>Mr James Taylor</b>	01225 770344 Ext 01225 770249 james.taylor@wiltshire.gov.uk	

## Reason for the application being considered by Committee

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

- \* Scale of development
- \* Visual impact upon the surrounding area
- \* Relationship to adjoining properties
- \* Environmental/highway impact

### 1. Purpose of Report

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

Neighbourhood Responses - No comments received.

Town Council Response - no objection

### 2. Report Summary

The main issues to consider are:

- \* Principle of development;
- \* Impact on the character and appearance of the area;
- \* Neighbouring amenity;
- \* Whether a reasonable subdivision; and
- \* Highway safety including parking provision.

### 3. Site Description

The application site is a flat site that is occupied by a 3-bedroom semi-detached dwelling with a private side and rear garden. It is currently a construction site with extant planning permission for 2 flats being implemented.

The existing arrangement is typical of the area which is characterised by a mix of 2 storey residential housing development. The area is characterised in part by frontage car parking.

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

04/00520/FUL – Conversion/two storey extension to form 4 flats (at 38 Summerlease)– Permission on 03.06.2004

05/03007/FUL - Conversion and extension of existing dwelling to form four flats (at 49 Summerlease) – Permission on 17.02.2006

06/01436/FUL - Conversion/extension to dwelling to form four flats (at 40 Summerlease) – Permission on 13.07.2006

07/02398/FUL - Erection of dwelling and link garages (at 29 Westfield Road) – Permission on 11.10.2007

W/11/03270/FUL - Side extension to 51 Summerlease to create two new additional dwellings (flats) – Committee approval on 07.03.2012

W/12/01677/FUL - Conversion of dwelling to form two flats – Withdrawn.

#### **5. Proposal**

This is a proposal to erect a 2-storey side extension to facilitate two flats and the subdivision of the existing built form to facilitate two more flats. The resultant development being the replacement of a 3-bedroom house with 4x flats (3x 2 beds and 1x 1 bed).

The proposal includes frontage parking for 5 vehicles and private rear amenity space for each flat to the rear and accessed to the side of the building.

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

West Wiltshire District Plan 1st Alteration (2004) - C31a Design; C32 Landscaping; C38 Nuisance; H1 Further Housing Within Towns; H16 Flat Conversions

National Planning Policy Framework (NPPF)

#### **7. Consultations**

Trowbridge Town Council - No objection.

##### Highways

Objection. Development generates a need for 7 spaces according to Wiltshire Council's Parking Standards. There is a shortfall of 2 spaces.

##### Wessex Water

No objection.

#### **8. Publicity**

The application was advertised by site notice and neighbour notification. Expiry date: 20 November 2012.

No comments received.

#### **9. Planning Considerations**

##### 9.1 Principle of development.

The principle of further housing development within towns is acceptable as set out in policy H1 of the local plan subject to detailed criteria. The policy on conversion of existing buildings into flats is acceptable too as set out in policy H16 of the local plan subject to detailed criteria.

##### 9.2 Impact on the character and appearance of the area.

It is stressed that the extension of the built form is externally identical to that recently approved at planning committee this year.

The proposal creates a built form (semi-detached house in appearance) that utilises the side garden area of this semi-detached property. The proposal has a gable end 2-storey projection which would reflect that on the other half of the semi-detached pair and create a sense of symmetry. Indeed these projecting gables are typical of the street scene at this point. The eaves and ridge heights, the materials and all other aspects are in keeping with the existing built environment. As such it can only reasonably be concluded that the siting, layout and design are in keeping with the surrounding area.

The proposals are not backland or tandem development. The extension is to the side, not the rear, and maintains the existing form and width of the terrace of houses at this point. The projecting gable 'bookends' the existing gable at the other end of the terrace and is in keeping with the character and appearance of the street scene at this point.

#### 9.3 Neighbouring amenity.

The proposals would not be overlooked by any existing development and would not themselves create any significant overlooking issues as the only first floor gable window is an obscure glazed bathroom window. The built form has been set in from the boundary to the east and would not cause any dominant or overbearing impact to occupiers of 29 Westfield Road.

#### 9.4 Whether a reasonable subdivision.

The proposal would create, from the envelope of the existing 3 bedroom dwelling, 2x 2-bed flats. These units are quite reasonable in size as the stair to the first floor flat has been accommodated within the 'extension'. It is considered a reasonable subdivision and the building is not inadequate.

#### 9.5 Highway safety including parking provision.

The proposal would create 3x 2 bedroom flats and 1x 1 bedroom flat. This generates a need for 7 car parking spaces according to the Council's standards. However the site only has space to provide for parking on the site frontage and even maximising this area, only 5 can be provided. As such the highway officer has made an adverse recommendation.

On balance, it is not considered that a refusal based on the shortfall of two spaces can be justified in this location. The site is in a sustainable location and there are reasonable buses in the vicinity. The NPPF makes it clear that development proposals in these situations need only be refused where transport impacts are severe. Whilst the document needs to be read on the whole, this is an important point to note. Furthermore on-street parking is available in the vicinity. This is not a car free scheme, rather they seek a lower provision so that in effect each unit has an allocated space, plus there is one spare. In these circumstances, it is not considered that there are adequate grounds for refusal.

#### 10. Conclusion.

The only issue is the level of off-street parking provision. The proposal provides five spaces for the four small units. In this location, this is considered to be acceptable.

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

Drawing: 12-45-1 received on 12 October 2012;  
Drawing: 12-45-1-1 received on 12 October 2012;  
Drawing: 12-45-1 received on 12 October 2012;  
Drawing: 12-45-2 received on 12 October 2012;  
Drawing: 12-45-3 received on 12 October 2012;  
Drawing: 12-45-4 received on 12 October 2012;  
Drawing: 12-45-5A received on 12 October 2012;

REASON: In order to define the terms of this permission.

3 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.

4 The development hereby permitted shall not be first occupied 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.

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

5 No part of the development hereby approved shall be first occupied until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

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

West Wiltshire District Plan 1st Alteration 2004 - POLICY: T10

6 The development hereby permitted shall not be occupied until the flank boundary features have been reduced to not more than 0.6 metres for 1 metre back from the adjacent footway. These features shall be maintained at that height at all times thereafter.

REASON: In the interests of highway safety.

7 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the flats or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a and C32

- 8 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: U2

**Informative(s):**

- 1 The developer is advised to contact Wessex Water to ensure that any section 105a sewers (formally private sewers and lateral drains) that may be existing on the site are identified and then, as appropriate, suitable action is taken to ensure proper drainage and sewerage to serve residential property is provided. Wessex Water may be contacted on 01225 526000.
- 2 The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence may be required from Wiltshire's highway authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
- 3 The developer is advised that any details of landscaping should include frontage planting to compliment the built form and soften the hard landscaping / parking area. To discuss this further you are advised to contact the planning case officer on 01225 770249.

<b>Appendices:</b>	
<b>Background Documents Used in the Preparation of this Report:</b>	

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