

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	17.04.2013		
Application Number	W/13/00074/FUL		
Site Address	Land Rear Of Fire Station Meadow Lane Westbury Wiltshire		
Proposal	Proposed development of three detached houses on sites at Saxon Close, Westbury		
Applicant	Raglan Housing		
Town/Parish Council	Westbury		
Electoral Division	Westbury North	Unitary Member:	David Jenkins
Grid Ref	387067 151525		
Type of application	Full Plan		
Case Officer	Mr Matthew Perks	01225 770344 Ext 01225 770207 matthew.perks@wiltshire.gov.uk	

Reason for the application being considered by Committee

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

- * Visual impact upon the surrounding area
- * Relationship to adjoining properties
- * Environmental/highway impact
- * Other: Inadequate provision of fencing around boundaries and potential for blocked access for neighbours.

1. Purpose of Report

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

Neighbour Responses - 8 objections were received.

Westbury Town Council Response - Objection.

2. Report Summary

The main issues to consider are:

- * Principle of development;
- * Siting, layout and design;
- * Accessibility including highway safety and parking; and
- * Any other material considerations such as neighbouring amenity.

3. Site Description

The application site is made up of 3 separate land parcels in Saxon Close, Westbury. Two lie at either end of the terrace that comprises. 29 to 33 Saxon Close, whilst the third lies to the south west of the semi-detached pair Nos. 13 to 14.

The sites to the south-western end of the existing properties are vacant land, whilst that to the north east of 29 to 33 is utilised as an informal parking area.

The surrounding area is characterised by modest residential development with a mixture of double storey terraced and semi-detached dwellings fronting onto Saxon Close. The application plots do not appear to play any significant role as amenity spaces, having a relatively unkempt appearance at the time of the site visit.

The Conservation Area lies to the south west but there are no buildings or spatial characteristics of Conservation interest adjacent to the plots.

Access to the site is via a single point into the Saxon Close cul de sac from White Horse Way to the north east.

4. Relevant Planning History

None relevant to these three plots.

5. Proposal

This is an application for the erection of three detached three bedroom dwellings and associated parking, plus the layout of 12 other parking spaces. The dwellings would occupy the vacant land and informal parking area, with plot sizes reasonably approximating those of surrounding dwellings. The frontages to the dwellings would be aligned with the existing "building line" to the street. There would be a limited extension of the footprints to the new dwellings beyond the rear of the adjacent units.

Eight parking spaces would be formally provided on the land to the north of No. 33 , the area that is currently in informal use for ad-hoc parking.

The proposal includes private gardens with small sheds to serve the 3 proposed dwellings. Each dwelling has two off-streeparking spaces, whilst the proposal also includes two off-street each parking spaces for the properties at 29 and 13 Saxon Close and a further 8 spaces for general use in the area currently used for informal parking.

The proposed dwellings are 2-storey in height, each with three bedrooms and a bathrooms at first floor, and on the ground floor kitchen/dining room and WC. The external materials proposed would be brick (with minimal render detailing) with tiles to the roofs. The brick and roof tiles are proposed to match those in the rest of the Close.

6. Planning Policy

West Wiltshire District Plan 1st Alteration (2004) - C31a Design; C32 Landscaping; C38 Nuisance; H1 Further Development Within Towns.

National Planning Policy Framework
National Planning Policy Framework's technical guidance.

7. Consultations

Westbury Town Council

Objection on the following grounds:

- * Unacceptable housing density;
- * Potential parking problems including street parking;
- * Inadequate provision of fencing around the boundaries and potential blocked access for residents.

Highways

No objection subject to conditions requiring the parking spaces to be provided and properly surfaced and drained before occupation of the dwellings.

Environmental Health

No objections -potential loss of amenity considered unlikely.

Wessex Water

No objections. Note that new connections would be required.

Wiltshire Fire and Rescue

Seek a developer contribution, advises in regard to building regulations and recommendations relating to improving safety.

8. Publicity

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

Eight responses were received. Summary of points raised:

- * Inconvenience and access problems arising from building works;
- * Inadequate fencing shown;
- * Misleading advertising;
- * Potential fly tipping;
- * Interruption of access to 84 West End;
- * Inadequate parking;
- * Traffic congestion;
- * Highway safety;
- * Overcrowding;
- * Loss of parking;
- * No surveillance over cars: theft and vandalism;
- * Property devaluation;
- * Westbury is full up, outside developers should build on their own doorstep;
- * Unacceptable roof line;
- * Loss of privacy.

9. Planning Considerations

9.1 Principle of development.

The application site is located within the town policy limits of Westbury where the principle of further housing development is established by policy H1 of the West Wiltshire District Plan 1st Alteration (2004) . This permits new housing subject to meeting detailed criteria on siting, layout, design etc.

Wiltshire Fire and Rescue request a financial contribution. However, there are no relevant policies in place which addresses this issue.

9.2 Siting, layout and design, relationship to neighbouring properties

The proposal is to erect three dwellings on vacant land within the existing Saxon Close development. The plot sizes accord well with those in the proximity, and are of a similar two storey height. there is no significant increase in density as a result of the development. The development would accord with the local spatial character, albeit that these would be detached dwellings, and would make good use of otherwise underused and vacant land to help meet local housing need.

A slight variation in design from the established form would arise due to a deeper footprint to the dwellings than those of the older units. This is to accord with current standards of accessibility and "lifelong" design criteria. A consequence would be a slight increase in height (Approx 200mm) - less than 8 inches) over the existing ridgeline to the neighbouring dwellings. (Initial plans had a higher roofline due to a variation in the proposed roof pitch as well. Following negotiation the pitches were

altered to match the existing, with a consequence reduction in height). Variations to the design of fenestration are also proposed, but these are considered to add interest (together with the limited render detail) to the street scene and do not give rise to any harm.

It is considered that the location of the two units at either end of the terrace would be acceptable in terms of minor variations in overall appearance, constituting "book-ends" within the street scene to the existing. The third unit would be at the end of one leg of the cul-de-sac and no harm would arise in the appearance of the street scene, in particular where materials would match and roof pitches and eaves levels would be the same. No first-floor level side facing windows onto neighbouring properties are proposed.

Garden spaces are wholly adequate in the neighbourhood context, being similar in size to the existing neighbouring properties. No unacceptable overshadowing or overlooking would arise where the dwellings would be orientated facing down the length of their own curtilages parallel to neighbouring properties. The very limited increase in roof heights and limited extension beyond the rear of existing units would not give rise to overbearing or undue loss of light. Separation distances between the new properties and existing dwellings are acceptable and not below normal standards.

9.3 Accessibility including highway safety and parking

Neighbour comments of parking and general highway concerns are noted. The proposals however do include parking levels (2 spaces per house) acceptable to the Highway Officer, who also raises no issues with regard to access and highway safety. It is further considered that the formalisation of the parking on the area currently used on an ad-hoc basis and the provision of spaces to neighbouring units Nos. 29 and 13 to the proposed houses, has the potential to improve the highway safety situation in the area, whilst at the same time providing for an upgraded appearance in the street scene. It is considered that the layout of the parking area is conducive to passive oversight, providing for additional security that would encourage use of the spaces, as opposed to the informal situation that currently prevails.

With regard to the issues of access and boundary treatments to neighbouring properties as raised by the Town Council, the layout provides for pathways providing links to existing rear garden pathways in the case of Nos. 29 to 33, and side pathways to the rear of Nos. 13 and 29. These accesses would be under the control of the residents via gates for wheelie-bin etc. storage in rear garden spaces. The agents have confirmed that boundaries will be close boarded fence 1.8m high and that the vegetation alongside plot 3 would remain with a new fence provided.

10. Summary and conclusion.

In summary, the proposal relates to suitable development of a brownfield land in a sustainable location that, it is considered, meets relevant criteria of the development plan. Planning permission is recommended.

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.

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

- 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 No development shall commence on site until details and samples of the materials to be used for the external walls and roofs 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 No development shall commence on site until details of the means of enclosure of boundaries have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the boundary enclosure for it has been provided 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 and C32

- 4 No dwelling shall be first occupied until the off-street parking spaces shown on the approved plans for the dwelling have been provided. In addition, the dwelling on plot 1 shall not be first occupied until the 8 off-street parking spaces in front of the property have been provided in accordance with the approved plans. The parking spaces for the development shall be consolidated and surfaced (not loose stone or gravel) and shall be retained as parking spaces thereafter.

REASON: In the interests of highway safety.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: H1; C38

- 5 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 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

- 6 The development hereby permitted shall be carried out in complete accordance with the details shown on the submitted plans:

3217-PL-001 received on 16 January 2013;
3217-PL-002 REV A received on 14 March 2013.

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 contact Wessex Water with regard to matters of connections to water infrastructure.

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