

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	12.06.2013		
Application Number	W/13/00618/FUL		
Site Address	Land Rear Of 90 And 88A And 88B Dursley Road, Trowbridge, Wiltshire		
Proposal	Pair of two bedroom bungalows		
Applicant	Mrs Joan Toogood		
Town/Parish Council	Trowbridge		
Electoral Division	Trowbridge Drynham	Unitary Member:	Graham Payne
Grid Ref	385728 157116		
Type of application	Full Plan		
Case Officer	Jemma Boustead	01225 770344 Ext 01225 770211 Jemma.Boustead@wiltshire.gov.uk	

REASON FOR THE APPLICATION BEING CONSIDERED BY THE PLANNING COMMITTEE
Councillor Payne has requested that the application be called to the Planning Committee for the following reasons:

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

1. Purpose of Report

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

2. Report Summary

The main issues to consider are:

- principle
- design issues and impact upon the immediate area
- impact on amenity
- highway and access considerations

3. Site Description

The site is located to the rear of two semi detached properties and is currently vacant and has no known previous use. Running to the rear of the site is the train line. The site has an existing vehicular access.

4. Relevant Planning History

W/12/02042/FUL – Detached 3 bed Bungalow for use by disabled/elderly persons – Approved 20/12/2012

W/00/01337 – Bungalow and Detached Garage – Refused 18/12/2000 for the following reasons:
The proposal, by reason of the siting of the bungalow, would be detrimental to the residential amenities, in particular, loss of privacy and general disturbance of adjacent dwellings in Dursley Road. The proposal, hence would be contrary to Policy H1 of the West Wiltshire District Plan and Policy H1 of the West Wiltshire District Plan - 1st Alteration (Revised Deposit).

The proposed access road, by reason of its restricted width, poor alignment and substandard junction with Dursley Road is considered unsuitable to serve as a means of access to the proposed development.

W/00/00765 – Two Detached Bungalows with garages and ancillary works – Refused 06/07/2000 for the following reason:

The proposal by reason of the siting of the bungalows, would be detrimental to the residential amenities, in particular, loss of privacy and general disturbance of adjacent dwellings in Dursley Road. The proposal, hence, will be contrary to Policy H1 of the West Wiltshire District Plan and Policy H1 of the West Wiltshire District Plan - 1st Alteration (Deposit Draft) July 1998.

5. Proposal

The proposal is for the erection of two single storey dwellings to the rear of 2 semi-detached properties in Dursley Road, Trowbridge. The proposal also includes access and parking arrangements.

6. Planning Policy

West Wiltshire District Plan 1st Alteration 2004 –
C31a Design
C38 Nuisance
H1 Further Housing Development within Towns

Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy

National Planning Policy Framework (NPPF) requires development that is sustainable and in accordance with the policies of the development plan to be approved, unless material considerations indicate otherwise.

7. Consultations

Trowbridge Town Council - object due to overdevelopment, unsuitable access and adverse impact on neighbouring amenity

Wiltshire Council Highways – No Objection subject to a condition regarding access

Network Rail – No Objection in principle

8. Publicity

The application was advertised by site notice/press notice /neighbour notification. Expiry date: 16th May 2013.

Neighbourhood Responses – 1 letter of objection have been received with the following comments (summarised):

- The access between the two existing properties is very narrow
- My gate opens directly into the path of any vehicles using the access and there is a 6ft fence either side obscuring my view
- The agent told me that the last application was for his disabled granddaughter and now I see that the two properties would be let.
- How long before the site becomes a block of flats
- If allowed there would be 8 vehicles using the restricted access onto Dursely Road which is surely a serious safety concern.

9. Planning Considerations

9.1 PRINCIPLE

The site is located within the Town Boundary of Trowbridge where through Policy H1 allows housing development within the built up areas of Trowbridge subject to the following criteria:

- A) Siting, layout and design considerations are satisfactory and they are in keeping with the character of the surrounding area.

- B) They would not create inappropriate backland or tandem development;
- C) They provide adequate services for the disposal of surface water, without increase of flood risk to downstream riparian owners;
 - Ca) They provide adequate water supplies, sewerage and sewage treatment, without adversely affecting the environment;
- D) They do not result in the loss of an open area or visual gap important for recreation or amenity reasons.
- E) They protect and conserve important nature conservation interests.
- F) They provide safe and convenient connection to existing and planned pedestrian, cycle and public transport networks, the highway and, where appropriate, rail facilities, without creating transport problems;
- G) They do not conflict with any other Structure Plan or District Plan 1st Alteration policies.

The proposed dwellings are considered in principle to be appropriate however the issues highlighted above will be looked at below.

9.2 DESIGN ISSUES & IMPACT UPON THE WIDER AREA

It is considered that the proposed bungalows by reason of their location away from the existing street scene would not have an adverse impact upon the character and appearance of the area as glimpses of the proposed dwelling would be seen via the proposed access and they would be screened by the existing two storey dwellings.

The proposal sees two single storey dwellings built with brown concrete tiles, red facing bricks and UPVC windows and doors all of which are considered to be appropriate to their setting which see similar materials. It is acknowledged that the dwellings surrounding the property are predominantly two storey, however as the proposed dwelling would not be seen within the existing street scene, the single storey element is considered to be appropriate.

It is therefore considered that the siting, layout and design are in-keeping with the character of the surrounding area, the proposal can provide adequate services for the disposal of surface water and sewerage without adversely affecting the environment and it would not result in the loss of an open area or visual gap important for recreation or amenity reason. It is considered that as permission has already been given for one dwelling the proposal would not create backland or tandem development. The proposal is therefore considered to comply with the relevant parts of Policy H1 and Policy C31a Concerns have been raised from the Town Council regarding overdevelopment, however the plans clearly show two dwellings with sufficient parking spaces and amenity space and therefore would not constitute overdevelopment.

9.3 IMPACT UPON AMENITY

It is considered that the proposal would not have an adverse impact upon neighbouring amenity in terms of overlooking or overshadowing as the proposed dwellings are single storey. The proposed dwellings lie approximately 13 metres to the neighbouring boundaries which see fences approximately 1.8 metres high and approximately 20 metres to the neighbouring dwellings. As a rule of thumb, it is considered that there should be an approximate distance of 21 metres between windows that serve habitable rooms such as living rooms and bedrooms which is found in this particular development. The amenity space for the proposed dwelling is also to the rear and therefore would not be overlooked by neighbouring properties. As such it is considered that the future occupants of the dwelling under consideration would not be overlooked by existing neighbouring properties and it is considered that the proposal would comply with Saved Policy C31a.

9.4 ACCESS AND HIGHWAYS

The proposed access measures 3.2 metres which is considered to be more than adequate for use by cars as a typical family saloon car measures 2 metres. It is acknowledged that the increase in the number of dwellings on the site will exacerbate the potential conflict between vehicles associated with the existing dwellings and the proposed development however it would not directly affect the users of the adjacent highway or present an unacceptable risk of obstruction at the access. As such it is considered that the proposal would not be detrimental to highway or pedestrian safety. The proposed parking and access arrangements are considered to comply with highway safety standards and is in accordance with the relevant parts of Policy H1 and guidance in the NPPF and the Car Parking Strategy.

Concerns have been raised regarding the safety of neighbouring residents using their pedestrian gates which open up on to the proposed access, however this is not considered to be a concern as vehicle speeds will be very low.

9.5 OTHER

An area of concern that has been brought to the attention of the Local Planning Authority is that the previous dwelling was to be used by a disabled person. However this issue was not taken into consideration when determining the previous application as it relates to personal circumstances which are not material considerations.

Recommendation: Permission

For the following reason(s):

The decision to grant planning permission has been taken on the grounds that the proposed dwellings by reason of their location, single storey nature and design would not have an impact upon the existing street scene or neighbouring amenity and would not cause any significant harm to interests of acknowledged importance having regard to the National Planning Policy Framework and the following policies and proposals in the West Wiltshire District Plan 1st Alteration 2004 namely Saved Policies C31a, C38 and H1 and guidance found in Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy

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.

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 hereby permitted shall be carried out in accordance with drawing numbers 2013-16: 01, 02, 03, 04 received on 8th April 2013 only

REASON: For the avoidance of doubt and in the interests of proper planning

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as stated in the application form received by the Local Planning Authority on 8th April 2013 unless otherwise agreed in writing by the Local Planning Authority.

REASON :In the interests of visual amenity and the character and appearance of the area having regard to Saved Policy C38 of the West Wiltshire District Plan 1st Alteration 2004

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements having regard to Saved Policy C31a and C38 of the West Wiltshire District Plan 1st Alteration 2004

- 5 No part of the development hereby permitted shall be occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on drawing number 2013-16 03 received on 8th April 2013 unless otherwise agreed in writing by the local planning authority. The parking and turning areas shall be maintained for those purposes only at all times.

REASON: In the interests of highway safety having regard to advice in the National Planning Policy Framework and the Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy.

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