

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	12.06.2013		
Application Number	W/13/00578/FUL		
Site Address	1 Foxglove Drive, Hilperton, Trowbridge, Wiltshire, BA14 7SQ		
Proposal	Two storey extension		
Applicant	Mr & Mrs R. Young		
Town/Parish Council	Hilperton		
Electoral Division	Hilperton	Unitary Member:	Ernie Clark
Grid Ref	386150 159719		
Type of application	Full Plan		
Case Officer	Mrs Kate Sullivan	01225 770344 Ext 01225 770244 kate.sullivan@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor Clark has requested that this item be determined by Committee if the application is recommended for approval due to:

- * Scale of development
- * Visual impact upon the surrounding area
- * Relationship to adjoining properties
- * Design - bulk, height, general appearance

1. Purpose of Report

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

Neighbourhood Responses

One letter of objection has been received.

Parish/Town Council Response

Hilperton Parish Council objects to the proposed scheme.

2. Report Summary

The main issues to consider are:

- * Impact on the host building
- * Impact on the neighbouring amenity
- * Impact on the protected trees

3. Site Description

The host dwelling, although built along with the properties in Foxglove Drive, fronts Wyke Road. Wyke Road's character is made up with a variety of different house styles with the adjacent property being a bungalow.

Within the garden of the host dwelling are two protected trees.

4. Relevant Planning History

78/00069/OUT - Outline application for the construction of roads, services and erection of dwellings – Permission 12.05.1978

95/00292/OUT – Residential development and recreation area (outline) – Permission 06.11.1998

5. Proposal

The application is for a two storey side extension to the dwelling. The extension would be set back behind the bay window in line with the existing dwelling and the ridge height would sit at the same height. Windows would be inserted in the front and rear elevations at ground and first floor levels. There would be no windows in the side elevation.

The proposed materials would match the existing dwelling.

6. Planning Policy

West Wiltshire District Plan 1st Alteration 2004

C31a Design

C38 Nuisance

National Planning Policy Framework, 2012

7. Consultations

Town/ Parish council

It is felt that the proposed extension will overshadow neighbouring properties; it will be incompatible with the design of existing buildings; it will block natural daylight, and it will be overbearing to the windows of existing buildings. It is also felt that the extension is excessive in its bulk and scale, particularly on the elevation on which it is proposed to be built.

8. Publicity

The application was advertised by site notice and neighbour notification.

Expiry date: 10 May 2013

Summary of points raised:

- Overshadowing the neighbouring properties
- Incompatible with neighbouring buildings
- Blocking natural daylight
- Overbearing to the existing (adjacent) buildings windows

9. Planning Considerations

Impact on the host building

The proposed extension would be well designed and would result in a balanced dwelling. The materials would be suitable for the host dwelling.

Impact on the neighbouring amenity

The extension would bring the side wall of the host dwelling closer to the boundary with the neighbouring property; however, the window which is currently at first floor level and serves the en-suite has been removed from this proposal.

Wyke Road, which this property fronts is characterised by a mixture of property styles and sizes and it is not considered that this extension would harm the street scene. It is noted that this property would become larger than the other dwellings on Foxglove Drive; however, its orientation on the site is to the main road.

The properties orientation faces east and therefore the proposed extension would not overshadow the neighbouring bungalow. The view from the side window of the bungalow would be restricted, however, this is not the principal window for the front room of this dwelling and properties do not have a right to a view.

The applicant disputes the reduction of light to the neighbouring property given the distance of 7 metres from the extension to the neighbouring dwellings window.

The neighbour has raised the accuracy of the block plan. The measurements have been checked on site and are accurate.

A letter has been received from the Applicant raising concern as to the grounds on which the application has been called in to the planning committee and the relationship between the neighbour and the Parish Council, whereby until recently the neighbour served on the Parish Council. This however is not a material planning consideration.

Impact on the protected trees

There are two trees in the curtilage of the dwelling house that are protected with Tree Preservation Orders. These are not located in the area of the proposed extension and therefore are not considered to be harmed by this proposal.

Conclusion

The proposed extension would not be incongruous in this location and is not considered to harm the neighbouring amenity or the protected trees and complies with policy.

Recommendation: Permission

For the following reason(s):

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and 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 and C38.

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to ensure that there would be no harm to the character and appearance of the neighbouring amenity.

Subject to the following conditions:

- 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 not be carried out except in complete accordance with the details shown on the submitted plans:

Drwg No. 1073-P01 received on 2 April 2013
Drwg No. 1073-P02 received on 2 April 2013
Drwg No. 1073-P03 received on 2 April 2013
Drwg No. 1073-P04 received on 2 April 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.

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