

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	04.09.2013		
Application Number	13/01472/FUL		
Site Address	32 Horse Road, Hilperton Marsh, Trowbridge, Wiltshire, BA14 7PF		
Proposal	Demolition of existing kitchen extension, replace with new 2 storey extension and alterations to dwelling		
Applicant	Mrs S King		
Town/Parish Council	Hilperton		
Electoral Division	Hilperton	Unitary Member	Ernie Clark
Grid Ref	386744 159776		
Type of application	Full Planning		
Case Officer	Victoria Hodgson		

Reason for the application being considered by Committee

Councillor Ernie Clark has requested that this item be determined by Committee 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 approved.

2. Report Summary

The main issues to consider are:

- The design of the extension
- The effect of the proposal on the character and appearance of the surrounding area
- Impact on neighbouring amenity with reference to outlook, privacy and light
- Impact on trees
- Drainage issues

3. Site Description

The application property, No. 32 Horse Road is one of a terraced group located in a cul-de-sac extension to the south of Horse Road. The main terrace runs in a linear form to the north, No. 32 is attached to No. 31 which forms the end terrace in the linear row. There is a further row of terrace properties on the other side of the access drive to the east of the site, a detached bungalow to the north-east and open fields to the south. The north elevation forms the majority of the northern boundary between No's 31 and 32 and therefore the majority of the garden area associated with No. 32 is located to the south and extending to the east.

No. 32 is constructed of brick and pebble dash render under a clay tiled roof. It has been extended in the past to include a single storey extension to the south elevation. The property doesn't have an obvious frontage as such due to the unusual arrangement of the terrace.

4. Planning History

A planning application was submitted in 2012 for the demolition of the existing kitchen extension and replacement with a new two storey extension and alterations to existing dwelling, W/12/02143/FUL. The applicant withdrew this application on 1st February 2013 following officer advice in which concerns were raised with regard to design and scale as well as the impact on trees and need for an arboricultural assessment.

5. The Proposal

Under this application, the applicant seeks planning permission for the construction of a two storey extension to the south elevation following the demolition of the existing single storey addition which will provide a replacement kitchen with new master bedroom (with en suite) above.

The extension will project approximately 7.75 metres from the south elevation, extending to a maximum of 6.75 metres wide nearest to the original house. At this point the west elevation of the extension will wrap around the south-west corner of the original house to provide a staircase and a log store at ground floor. The remainder of the extension projecting to the south would reduce in width by approximately 1.25 metres to a width of approximately 5.5 metres.

The extension would be positioned a distance of 0.5 metres from the western boundary at the nearest point, extending to 1.7 metres.

Its ridge height would be set approximately 0.75 metres lower and eaves height approximately 0.8 metres lower than that of the original house. The eastern roof slope would include a chimney and two dormer windows are proposed in the east elevation and a Juliette balcony in the south elevation. These elevations would also include ground floor windows and doors. Whilst the west elevation would include two roof lights in the roof slope as well as a ground floor kitchen window. The existing fenestration to the west elevation of the original house would be replaced by the extensions.

The proposed extension would be constructed of render under a clay tiled roof. The walls of the original house would also be altered so that it would have exposed brickwork with render above. The proposal also includes adding render, timber overclad and clay tiles to the existing detached garage.

The application is supported with an Arboriculture report.

6. Planning Policy

National Planning Policy Framework
Section 7 – Good design

West Wiltshire District Plan First Alteration 2004
C31A - Design
C38 - Nuisance

7. Consultations

Hilperton Parish Council: Objects for the following reasons:

- There is no access or design statement and it is felt that construction vehicles will cause a nuisance to residents of neighbouring properties.
- This sewage system in this area has, historically, caused many problems. We are very concerned that Wessex Water has not been asked by the planning authority to be a consultee in this case.
- The proposed development will have an adverse impact on trees in the neighbouring property.

Arboricultural & Landscape Officer: No objection. I see no arboricultural reason to refuse this application. If consent is to be granted a condition should be applied (see condition 4).

8. Publicity

The application was advertised by site notice and neighbour notification.

Expiry date: 31 July 2013

A total of four separate representations have been received as a result of the public consultation process.

Three of the representations received object to the proposed development. The following concerns have been raised:

- The size of the extension is very dominant and intrusive particularly to No. 30.
- Excess bulk and scale
- It will damage the open aspect to the rear of the properties.
- Poor relationship with neighbouring properties which are small terrace cottages or bungalows.
- It will visually damage the setting to the back of all the cottages.
- It will cause considerable shading and restriction of light. This is particularly relevant to No. 30.
- The loss of trees will impact on the amenity of No. 30.
- The extension will cause damage to the trees.
- Issues of overlooking with particular regard to the rear gardens to the west.
- Once the existing hedge is removed the proposed ground floor window will overlook the private amenity of No. 30. Either this is removed or that the existing fence is replaced at a respectable height to counteract the problem.
- Vehicle access to this property is down a windy dirt track with no turning area therefore will cause noise & disturbance to neighbours.
- The communal sewers have historically had problems & will not be helped by extra discharge from this property.
- Claims that the drawings contain inaccuracies.
- Reference to a 2006 planning application at No. 28 which was refused due to the detrimental impact it would have on adjoining neighbours.
- The owner of No. 30 has expressed concerns that no negotiations have been made between the applicant and themselves.

The case officer visited No. 30 on the 23rd July 2013 at the request of the owner.

One of the representations received does not object to the extension but raises several issues with regard to construction and in particular access to their parking space as well as the suggestion of adding a condition restricting the building work between certain hours in order to protect users of the lane, especially school children. They comment that this was a condition included to the planning permission for a neighbouring replacement bungalow.

9. Planning Considerations

Design

The proposed two storey extension would replace an existing single storey extension on the southern elevation on a similar footprint but projecting approximately 0.75m further into the garden. The proposal is an improvement to the previous proposal and the applicant has acted on the officer advice provided at that time. Officers consider on balance that the addition of this size, scale and design of this property is acceptable.

Impact on the character of the area

The existing dwelling sits within a generous sized plot on a cul-de-sac to the south of the terrace to which it is attached to and to the west of the neighbouring terrace and there are open fields to the south. The terrace properties to the east of the site are well screened by a developed hedge and 1.8 metre high fence. This together with the position of the property and resulting lack of any particular street scene immediately surrounding the site would minimise any impact of the development may have. As such it is officer's opinion that the character of the area would not be compromised by the development.

Taking into consideration the above officers consider that the proposal meets the requirements of policy C31A of the West Wiltshire District Plan First Alteration 2004.

Neighbour amenity issues

Policy C38 states that 'new development will not be permitted if neighbouring amenities and privacy values are significantly detrimentally affected'.

The two storey extension projecting into the garden will not have any adverse impact on the appearance of the area still retaining plenty of the garden and the spacious feel. Officers consider that any amenity impact is minimal as the extension projects away from the nearest neighbour. All but one window remains on the western elevation which has been reduced in size located on the ground floor. Two roof lights have been inserted to allow light in to the first floor.

It is considered by Officers that the extension would have not have an adverse impact on upon the neighbours of No.30 with overshadowing. However, officers accept there may be potential overshadowing to the bottom half of their garden but this would be minimal and not sufficient enough to warrant a refusal.

The concerns raised by neighbours relating to construction and pedestrian safety are accepted and as a result it is advised that a condition be attached to any permission granted restricting large vehicles delivery to between 08.30 and 09.15 and again between 14.45 and 15.30.

Taking into consideration the above officers consider that the proposal meets the requirements of policy C38 of the West Wiltshire District Plan First Alteration 2004.

Tree issues

As part of the proposal an arboricultural report has been submitted which advises that both trees located within the rear garden area of No. 30 are removed because it is essential to allow for the construction work.

Although the loss of any tree is regrettable neither of the trees is of such importance to warrant a Tree Preservation Order (TPO) being placed upon them nor are they located within a conservation area. As such the owner of the trees could decide to remove them without notifying the local planning authority of their intention. It is therefore considered that the removal of the trees is acceptable and that their loss is not significant enough to substantiate a robust reason for refusal.

The concerns raised relating to the removal of trees and potential damage to them are acknowledged, however these issues are civil matters to be dealt with between the applicant and owner of No.30 and are not material planning considerations.

Drainage issues

The extension would have a similar footprint to the existing single storey extension and therefore any potential drainage issues would not be significantly different to what they are currently.

10. Conclusion

Officer consider on balance that the alterations and extensions would not cause any harmful impact on either the appearance of the host dwelling, character of the surrounding area or the amenity of neighbouring properties and therefore is in accordance with the policy and approval is recommended.

Recommendation: Permission

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

Drawing No's P-001; P-002; P-003; P-004; P-005; P-006; P-007; P-008; and Arboricultural Report, received 24 June 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.

- 3 During the construction work construction vehicles shall not enter or leave the site from Monday until Friday between the hours of 08:30 and 09:15 and between 14:45 and 15:30.

REASON: In the interests of highway safety

- 4 All works relating to the demolition/development with implications for trees shall be carried out as specified in the approved arboricultural method statement, and shall be supervised by an arboricultural consultant holding a nationally recognised arboricultural qualification.

REASON: To prevent trees on site from being damaged during construction works.

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