

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Report No. 6

Date of Meeting	5 th February 2014
Application Number	13/06834/VAR
Site Address	Land Rear Of 90 And 88a And 88b Dursley Road Trowbridge Wiltshire
Proposal	Variation of Condition 2 of planning application W/13/00618/FUL to allow for increase in floor area for provision of third bedroom and cloakroom to each bungalow
Applicant	Mrs Joan Toogood
Town/Parish Council	TROWBRIDGE
Grid Ref	385728 157116
Type of application	Full Planning
Case Officer	Jemma Boustead

Reason for the application being considered by 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
- Design – bulk, height, general appearance
- Environmental/highway impact
- Car Parking
- Other: Increase in the size of the development by 11.8% beyond that which is already unreasonable for the size of the plot and position relative to other houses. It is significantly detrimental to the amenity of neighbouring properties and is likely to result in an unreasonable further increase in traffic via an adequate access.

1. Purpose of Report

To consider the above application and to recommend that the Variation to Planning Permission W/13/00618/FUL be granted

2. Report Summary

The main issues to consider are:

- whether the changes proposed by the variation of condition 2 are acceptable

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. Planning History

W/13/0618/FUL – Erect two bedroom bungalows – Approved 12/06/2013

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. The Proposal

The proposal is vary condition 2 of planning permission W/13/00618/FUL to allow the approved dwellings to be increased by 1 metre in depth and 250mm in height. The cloakrooms are also proposed to be extended in depth by 1.2 metres and in width by 0.3 metres.

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 - Meeting on 28th February, Update to be given at Planning Committee

Wiltshire Council Highways – No Objections

Network Rail – Raised no objections to the previous application and therefore it is considered that they would not object to the current application.

8. Publicity

The application was advertised by site notice & neighbour notification - Expiry date: 2/2/2014

1 letter of support and 1 letter of objection has been received at the writing of this report, making the following comments:

- I support the application - The inclusion of a cloakroom in addition to the bathroom should be made mandatory for all new properties
- Why is there a need for a third bedroom and cloakroom when these bungalows are supposed to be for elderly or disabled persons?
- The developer should build what they have planning permission for
- Bedroom tax may become an issue

9. Planning Considerations

9.1 Assessment of Changes

Full planning permission was granted on 12th June 2013 for the erection of two dwellings. Condition 2 of this permission detailed the drawing numbers that were approved. The proposal is to replace the approved drawings with new drawings to allow the dwellings to be larger. A Government Guidance Document “Greater Flexibility for planning permissions” states that when making decisions *the Local Planning Authority should focus their attention on national or local policies or other material considerations which may have changed significantly since the grant of permission as well as the changed sought.*

The proposed plans show a slightly different dimension on the boundaries. This is due to accurate measurements being taken during the site clearance/construction process and is not considered to significantly change the application. The depth of the approved dwellings have been extended by 1 metre in depth which in turn makes the ridge approximately 250mm higher and the garden area has been changed slightly. The Local Ward Councillor has stated that the increase measures 11.8%^m, however the Agent has stated that there would be a 14.8% change in floor area.

There has been no significant change in policy since the previous application was approved and therefore the changes sought through the variation will now be looked at.

In terms of design (materials, windows, doors) the proposal does not change and therefore is considered to be appropriate.

The proposed increase in depth and height would not see the dwellings brought closer to the boundaries with the adjacent neighbours. Windows and doors are in the same location on the proposed dwellings and therefore it is considered that the proposal would not have an adverse impact upon neighbouring amenity.

The proposal would not result in an increase in cars as there is no increase in dwelling numbers. It is also considered that the proposed changes would not encroach on land that was previously approved for the parking and turning of vehicles and therefore it is considered that there would be no impact upon highway safety.

9.2 Other

A neighbour has raised concern about why a third bedroom was required. The previous application was not approved on the basis of it being for an elderly or disabled person and the issue of bedroom tax is not a matter to be taken into consideration when making a recommendation on the application.

10. CONCLUSION

As there has been no significant change in policy and the proposal would not adversely impact upon neighbouring amenity, the wider area or highway safety the variation is considered to be acceptable.

RECOMMENDATION

Grant planning permission, subject to the following conditions.

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

2013-16: 01A, 02A, 03A, 04 received by the Local Planning on 31st December 2013

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

- 2 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 for application W/13/00618/FUL 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

- 3 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

- 4 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 03A received on 31/12/13 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.

