

## REPORT TO THE AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	29 October 2014
<b>Application Number</b>	14/08210/FUL
<b>Site Address</b>	19 Garth Close Chippenham SN14 6XF
<b>Proposal</b>	Erection of a two storey rear extension
<b>Applicant</b>	Mr & Mrs Coles
<b>Town/Parish Council</b>	Chippenham
<b>Division</b>	Chippenham Cepen Park and Redlands (Cllr Phillips)
<b>Grid Ref</b>	390856 174945
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Amy Houldsworth

### Reason for the application being considered by Committee

The application has been called in by Cllr Phillips as the development will have a harmful effect on the character and appearance of the area due to its scale and believes that the proposed siting of a bedroom window within either the rear or side elevation will result in overlooking and loss of privacy.

### 1. Purpose of Report

To consider the above application and to recommend that planning permission is GRANTED.

### 2. Report Summary

The main issues in the consideration of this application are as follows:

- The impact of the development on the character and appearance of the area.
- Residential amenities of neighbouring residents.

The application has generated a letter of no objection from the Parish Council and 3 letters of objection from local residents, however, one of these was later replaced with a letter of support after the submission of an amended plan.

### 3. Site Description

Garth Close is a modern estate comprising of two storey detached residential dwellings. The application site is a corner plot of Barnes Road and Garth Close. Being the corner plot the property boasts a side patio/garden area in addition to the front and rear garden.

#### **4. Planning History**

N/A

#### **5. The Proposal**

The application seeks approval for a rear two storey extension which would project 4m from the existing rear wall and will extend approximately 4m in width. The proposal is for a dining area at ground floor level and a bedroom at first floor.

#### **6. Planning Policy**

##### **NPPF:**

Section 7- Requiring good design

##### **North Wilts Local Plan:**

C3: Development Control Policy

H8: Residential Extensions

##### **Wiltshire Pre Submission Core Strategy:**

Core Policy 57: Ensuring high quality design and place shaping

#### **7. Consultations**

Parish Council- No objections.

#### **8. Publicity**

The application was advertised by site notice and neighbour consultation.

Initially the application generated a total of 3 letters of objection.

Summary of points raised;

- Inappropriate scale
- Overlooking
- Loss of privacy

However, one objector withdrew their objection and supported the application once the rear clear glazed window had been proposed to be relocated. Re-consultation took place for a further 14 days due to the submission of a revised plan. No further representations were received from this re-consultation period.

#### **9. Planning Considerations**

##### Impact on the character and appearance of the area:

Garth Close is a modern estate where space between properties does come at a premium. Number 19 Garth Close benefits from being a corner plot with a greater degree of garden area surrounding the property. Furthermore, the property is positioned at an angle and therefore allows a better degree of spacing between it and its neighbours.

The proposed extension will be located upon the rear elevation of the property. From the streetscene of Barnes Road the extension will not be visible. When stood within the streetscene of Garth Close the side elevation of the extension will be prominent. However, it has been stated that the proposed materials will match the host dwelling which will allow the extension to be a sympathetic addition to the existing dwelling and ensure it sits comfortably within the streetscene. Furthermore, the extension has been designed to sit below the existing ridge height of the property which allows for the extension to be viewed as a subservient addition to number 19.

The position of the proposed extension will not be detrimental in regards to blocking any significant views as at present within the streetscene properties within Torr Close can be seen. It is therefore, considered that the proposed extension will not result in any harm upon the character or appearance of the area.

#### Impact on the privacy and amenity of existing neighbours

The projection of 4 metres will inevitably bring the property closer to the boundary it shares with number 18 Garth Close, however, due to the angle of number 19 it is considered that the extension would not be overbearing. Concerns were initially raised in relation to the proposed rear first floor clear glazed bedroom window in terms of potential overlooking and loss of privacy due to the proximity the extension would be to boundary with number 18. These concerns were put forward to the applicant/agent who later submitted a revised drawing relocating the bedroom window to the side elevation and inserting a small round feature window within the rear which would be obscure glazed and fixed shut. The revision of removing the clear glazed window from the rear allowed for the residents of number 18 to withdraw their initial objection.

The proposed bedroom window would now look out over Garth Close. However, this raised concerns in regard to potential overlooking upon number 2 Garth Close. This property is located on the other side of the road from number 19 and the distance between the properties is approximately 20 metres. This distance is considered to allow a significant spacing between the proposed extension and the garden of number 2 Garth Close to not result in any harmful overlooking or loss of privacy.

It is considered that the proposed layout will not result in any loss of sunlight, daylight, privacy or detrimental overlooking for local residents. It is considered that the privacy implications arising from the proposed development are no worse than the overlooking already experienced from existing properties within the street scene.

Having taken into consideration the size, design, scale and the location of the proposed extension it is considered that the development will not result in any significant adverse impact to the residential amenities of neighbouring residential properties.

#### **RECOMMENDATION:**

Planning permission should be GRANTED 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.

3. The window in the rear elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 3] and permanently fixed shut prior to the first occupation of the development hereby permitted and shall be permanently maintained in perpetuity.

REASON: In the interests of residential amenity and privacy.

4. The development hereby permitted shall be carried out in accordance with the following approved plans: 0049/14/B Received 02/10/2014.

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

#### INFORMATIVE TO APPLICANT:

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

#### INFORMATIVE TO APPLICANT:

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

