

REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Date of Meeting	26 August 2015
Application Number	15/04184/FUL
Site Address	Hollybush House, Lower Stanton St Quintin, Wiltshire, SN14 6BY
Proposal	Proposed Single Storey & Two Storey Extension To Rear Of Property & Front Porch.
Applicant	Mr & Mrs R Lamming
Town/Parish Council	STANTON ST. QUINTIN
Division	KINGTON – Cllr Howard Greenman
Grid Ref	391710 180882
Type of application	Full Planning
Case Officer	Victoria Hodgson

Reason for the application being considered by Committee

The application has been called into committee by the Local Member, Councillor Howard Greenman in order to consider the following,

- Scale of development
- Visual Impact on surrounding area
- Relationship to adjoining properties
- Design, bulk, height, general appearance
- Environmental/highway impact
- Car parking (use)
- Retention of holly tree

1. Purpose of Report

To consider the above application and to recommend that the application is **APPROVED, subject to conditions.**

2. Report Summary

The main issues in considering the application are:

- Principle of development
- Impact on the character and appearance of the area

- Impact on the privacy and amenity of existing neighbours and potential occupants
- Impact on highway safety
- Archaeological issues

The application has generated strong objections from the Parish Council and 5 letters of objection from local residents, however, three of these are from the same household.

3. Site Description

The host dwelling is a fairly modern detached two storey house located along Seagry Road within the centre of Stanton St Quintin. Stanton St Quintin is identified as a 'Small Village' in the Wiltshire Core Strategy and which does not have a boundary. The property is slightly elevated above the road junctions and island to the front. There are neighbouring houses either side of the application site and open fields to the rear which contains a post medieval Quaker burial ground which adjoins the northern boundary of the host dwellings curtilage. There is a track running directly along the southwest boundary and which divides the application property from its neighbour, No. 13a.

The property is constructed of reconstituted stone under a dark brown concrete plain tiled roof with white upvc fenestration. There is a single storey garage to the side with sloping driveway to the front which is large enough to accommodate approximately three parked vehicles. The remainder of the front garden comprises planted borders and trees and shrubs, including a Holly tree. Whilst boundaries are marked by a stone wall and wooden farm gates marking the access.

4. Planning History

There is no planning history relevant to the site.

5. The Proposal

The application is for a two storey extension directly to the rear of the house with single storey extension to the rear of this, as well as a single storey extension to the rear of the existing garage and porch extension to the front elevation. The proposed two storey extension would extend out from the rear wall of the house by 4m, extending across the width of the entire rear wall with an eaves height matching that of the original and double hipped roof set below the height of the original. The single storey extension would extend out from the rear of the two storey extension by a further 3.4m and would include a flat roof surrounded by a hipped parapet. The single storey flat roofed extension to the rear of the garage would also extend out from the original rear wall by 4m, extending across its entire width. New opening would be included in the rear elevations of the extensions and only at ground floor level in the side elevations. One first floor window would be constructed in the west elevation of the original house to serve the new bathroom. The proposed porch would be positioned directly to the front of the existing front door to the house and would include a pitched roof design. The extensions would be constructed of material to match the original.

The new extension would include two bedrooms at first floor resulting in the overall addition of one new bedroom, thus increasing the number from three to four. The existing first floor accommodation would be altered to include an en suite. A new lounge and kitchen would be included at ground floor level whilst the existing lounge would be converted into a study and cloakroom and existing garage converted into a combined store and utility room.

6. Local Planning Policy

National Planning Policy Framework

Section 7- Requiring good design (paragraphs 14 and 17)

Section 12 - Conserving and enhancing the historic environment

Wiltshire Core Strategy (formally adopted on 20th January 2015):

Core Policy 57- Ensuring high quality design and place shaping

Core Policy 58 – Ensuring the conservation of the historic environment

Wiltshire Local Transport Plan: Car Parking Strategy (2011-2026)

7. Summary of consultation responses

Stanton St Quinton Parish Council – Strongly object. This is an overlarge development which is disproportionate to the size of the existing building and will impact on the amenities of neighbouring properties. Would request that the Holly tree should be retained. The Parish Council is aware that the County Councillor has been contacted re concerns about the future use of the extension.

Wiltshire Council Highways Officer – no objection following the submission of a car parking plan, Drawing No. A 3044 03 A.

8. Publicity

Third Party Representations – a total of five objection comments have been received, three of which are from the same household. The following concerns are raised,

- 1) Overdevelopment
- 2) Loss of light
- 3) Loss of privacy
- 4) unsympathetic to property or character and setting of its surroundings
- 5) Open internal layout to create a 'barn' like interior
- 6) Proportionately the resulting building would be larger than any surrounding
- 7) previous extensions have not been allowed forward of the existing line of cottages (excluding conservatories)
- 8) Overbearing/visually intrusive
- 9) Loss of views
- 10) Further openings from air vents (not shown) may result in further loss of privacy
- 11) Further confirmation required as to the use of the building. A condition should be attached restricting the use to domestic only.
- 12) Restrictions to construction works (i.e. timing, noise levels, material storage, etc.) should be imposed.
- 13) Would not result in a family home
- 14) Unexplained line on the site plan dividing the house from the garden
- 15) Impact of constructions works and storage of material on trees to front of the house. A TPO should be placed to safeguard these.
- 16) Method of construction works especially given that the extension would be constructed in close proximity to the boundaries (i.e. how will vehicles access the rear of the property?)
- 17) Disturbance
- 18) Loss of the garage
- 19) Position of any flues/extraction equipment would result in nuisance to neighbouring properties.
- 20) Potential drainage issues

21) Construction vehicles potentially parking on highway verge.
Full details of all comments received are available on the Council's website.

9. Planning Considerations

Impact on the host dwelling and character and appearance of the surrounding area

In accordance with Core Policy 57 extensions should respond positively to the existing site features which include building layout, built form, mass and scale.

The application property is a fairly modern detached two storey house positioned within a good sized plot with a reasonable degree of spacing between it and its neighbours.

Other than the front porch extension the majority of the works would be to the rear of the house and therefore only partially visible from the main public vantage point of the street scene. The appropriate design, scale and resulting subservient nature, for example ridge heights set lower than the existing, etc. as well as the proposed use of matching materials would allow the extensions to appear as sympathetic additions to the existing dwelling whilst their limited visual impact within the street scene would ensure they sit comfortably within the plot and area in general.

The position of the proposed extensions to the rear of the house would ensure that they would not appear as prominent additions to the street scene, nor would they be detrimental in regards to blocking any significant views. In addition to this, the applicant confirms in their email dated 29 June 2015 that the existing Holly tree would remain, thus resulting in no loss of visual amenity to the front elevation of the property or street scene.

Whilst comments relating to the rear building line are noted however, it is important members are aware that according to the most recent changes to the General Permitted Development Order (GDPO) the construction of single storey rear extensions of up to 8 metres long can be constructed to detached dwellings without the need for planning permission. As a result little weight can be given to restricting development to the rear of the property unless it fails to meet current planning policy.

Taking these issues into consideration it is considered by officers that the proposed extensions would not result in any harm upon the character or appearance of the property or general area. Therefore, the proposal meets the requirements of Core Policy 57 with regard to design and visual impact.

Impact on the privacy and amenity of existing neighbours

Core Policy 57 states that new development should have '*regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable, ...including the consideration of privacy, overshadowing, etc.*'

Owing to the scale and position of the proposed extensions they would not result in the detrimental loss of amenity to neighbouring properties. Generally the positions of openings have been designed in such a way as to avoid direct overlooking of adjacent properties. Although there is a first floor opening in the southwest elevation of the original house this would serve a bathroom and therefore would be obscure glazed in order to protect the amenity of the applicants. Nevertheless, officers recommended that a condition be attached to any permission granted restricting this window to ensure that it remains as obscure glazed and in addition non-opening unless 1.7m above the floor level of the room to which it serves.

A further condition is also recommended restricting any further openings in either side elevation.

In addition to this the size and orientation of the extensions would not result in a significant loss of light nor would result in having an overbearing impact given the careful design of the extensions (their low ridge heights, and hipped roof design, etc.) and spacing between the host dwelling and its neighbours.

The neighbours' concerns relating to drainage are considered, however given that the development would take place within the curtilage of the host dwelling and the existing drainage will be utilised. Therefore, it is not considered that the extensions themselves would result in drainage problems at the site.

The concerns of the neighbour with regard to the position of extraction equipment are noted; however any such equipment would be for domestic use only and therefore should not result in any significant disturbance to adjoining neighbours. It is important for members to consider that the applicant could potentially install such extraction equipment without the need for planning permission. Furthermore, should any potential nuisance issues arise this would be dealt with by the Council's Public Protection Officers should any issues consequently arise and be reported to the Council.

Taking into consideration these issues officers consider that the proposed development meets the requirements of Core Policy 57 in relation to neighbour amenity issues.

Impact on highway safety

The proposal would result in the loss of the existing garage into habitable accommodation, thus resulting in a net loss of available parking. However, it should be noted that the applicant could convert at any time without the need to consult the LPA. Furthermore, the proposal would also involve the additional of one bedroom increasing the total number of bedrooms from three to four. According to the Wiltshire Local Transport Plan: Car Parking Strategy (2011-2026) a minimum number of three on-site parking spaces is required. The submitted car parking plan, Drawing No. A 3044 03 A (received 16 June 2015) shows adequate parking provision for the increase number of bedrooms and loss of garaging. The Highways Officer recommends that the proposed parking provision is adequate in relativity to the development proposed.

Whilst highway safety does require there to be a turning area so that cars can enter the road network in a forward gear the access is existing and Anvil's Lane is lightly trafficked with minimal speeds achieved. As a result the Highways Officer is satisfied that a car reversing into the highway would not cause a significant risk to highway safety and there is sufficient space for a car to pull off the carriageway in order to open the gates which are set back from the edge of the carriageway. The Highways Officer advises that that cars reversing on to the public highway would not be detrimental to highway safety as this is the existing arrangement there is not sufficient cause for a highway refusal on these grounds alone.

In this instance, the proposed level of parking and access arrangements are considered adequate for the development proposed and therefore the proposal meets the requirements of Core Policy 57 in this regard.

Archaeological issues

The application site adjoins a post medieval Quaker burial ground to the north; however the extensions would be contained within the residential curtilage. Due to the use of the site as residential it is considered that its archaeological significance is very limited and as a result lacks any archaeological importance. Therefore it is considered that the proposed development is very unlikely to impact on the historic importance of the adjoining burial ground.

As such officers consider that the development meets the aims and requirements of Core

policy 58.

Other matters

In response to the comments received relating to the use of the property as a meeting house the applicant confirms in an email dated 29 May 2015 that this is *'totally and absolutely untrue'*. They advise that *'this is a Householder Application for works or extension to a dwelling as per Town & Country Planning Act 1990. The property is a residential property and will remain so'*. The applicant also confirms in their email dated 29 June 2015 that *'the property will be used for residential purposes as a single dwelling'*.

With regard to comments received relating to loss of view, such matters are not considered material planning considerations and therefore very little weight can be afforded to them when considering the current proposal.

Comments relating to construction traffic are noted. However, application relates to the extension of a residential dwelling which could be extended at any time without any consultation with the LPA. The use of conditions restricting construction traffic and hours of construction are usually only associated with development proposals for major applications such as housing or employment developments. Attaching such a condition to any permission granted for this application would not be reasonable given the nature of the minor development proposed. However, it is recommended that an informative be attached to any permission granted to encourage the applicant to adopt and implement the recommendations of the UKCG Good Neighbour Site Guide.

10. Conclusion

It is considered that the application property is suitable for the development of the type and scale proposed. The scheme demonstrates a suitable regard for its context in terms of scale, design and materials and would not appear as a prominent feature in the street scene. The proposed parking and access arrangements are adequate and would not result in detriment to highway safety and would not have any detrimental impact on the adjoining archaeological site or the residential amenities of neighbouring properties.

RECOMMENDATION

That the application is APPROVED for the following reason and subject to the following conditions:

The proposed development, by virtue of its location, siting, scale, massing, design and materials, is acceptable in principle and will not harm the character or appearance of the site or its setting. The proposal will not result in detriment to residential amenity or highway safety and as such accords with Core Policies 57 and 58 of the adopted Wiltshire Core Strategy and Sections 7 and 12 of the National Planning Policy Framework.

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 first floor window in the southwest elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 3] and permanently fixed shut unless any part which opens is at least 1.7 metres above the internal floor height of the room it serves 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in either the northeast elevation or southwest elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

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

Drawing No's Site Location Plan (1:1250); and B 3044 01, received by the LPA on the 30 April 2015 and validated 6 May 2015.

Revised Drawing No. B 3044 02 B, received electronically by the LPA on the 29 May 2015.

Drawing No. A 3044 03 A, received electronically by the LPA on the 16 June 2015.

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

6. **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.

7. **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.

Please note that Council offices do not have the facility to receive material samples. Please

deliver material samples to site and inform the Planning Officer where they are to be found.

8. **INFORMATIVE TO APPLICANT:**

The Council encourages the applicant to adopt the approach and recommendations set out in the UKCG Good Neighbour Site Guide with regard to undertaking the construction of the development.