



COMMITTEE REPORT

Item Number:

Ward: Blunsdon And Highworth

Application Number:
S/HOU/19/0399/RM

Parish:
Blunsdon

Proposal: Erection of a replacement garage linked to main house and new 1.8m high boundary wall and fence.

Site Location: Eldswyn, Kingsdown Lane, Blunsdon

Case Officer: Rhian Morris

Agent:

Mr R Keech
1 Harbour Close,
Haydon Wick,
Swindon, Wilts.
SN25 3DL

Applicant

Mr M Lane
Eldswyn
Kingsdown Lane
Blunsdon
Swindon
SN25 5DL

Officers Report

Background:

This proposal has been requested to be determined by planning committee by Blunsdon Parish Council as an over intensification of the plot when other applications are also taken into account. Also at this planning committee is application S/HOU/19/0282 - Erection of a detached single storey annex to rear.

1 Planning permission be GRANTED with Conditions

The Proposal:

1 Erection of a replacement garage linked to the main house and a new 1.8m high boundary wall and fence.

The Site and Surroundings:

2 The existing property is a detached bungalow with planning permission, to add a first floor and a side extension (S/16/1565).

Representations

3 Transport Management : The replacement garage is shown to measure 6m x 6m with sufficient space to the front of the garage and extension for parking and turning for the dwelling in accordance with the Parking Standards. The proposed boundary wall is shown to the front of the dwelling adjacent to the carriageway and is shown not to impair the visibility accessing or egressing the site, with the entrance shown to contain sufficient room for 2 vehicles to pass each other. The gate that is shown is set back 2m from the carriageway and as Kingsdown Lane is a single track lane with no passing bays it is preferable for any gate(s) to be situated at least 5m back from the carriageway edge in order to avoid vehicles waiting on the carriageway. However, in this case the gate is shown to be a sliding 'electric gate,' that can be opened on approach to the site, therefore any undue waiting on the highway to a degree that would affect traffic is avoided. The sliding gate ensures the present parking area remains available

4 Blunsdon Parish Council: Object as the plans represent an over intensification of the plot when considered alongside other outstanding applications. There is already consent in place S/16/1565 for an extension, S/HOU/19/0282 for an Annexe – also due to be heard at this Planning Committee.

Planning Considerations:

5 Relevant Policy:

Adopted Swindon Borough Local Plan 2026 (2015):

- Policy DE1 (High Quality Design)
- Policy TR2 (Transport and Development)

Supplementary Planning Documents

- Adopted SPD Residential Extensions and Alterations (2011)
- Adopted DCGN Technical Guidance on Parking Standards (2007)

National Planning Policy Framework (NPPF) 2019

Considerations:

6 The main issues to be considered are the design and appearance of the proposal in relation to the host dwelling and surrounding area and the impact upon the neighbour's amenity.

Visual impact:

7 The development – replacement garage, link extension and 1.8m high boundary wall (block and render to match the dwelling) is of a design and appearance that would not harm the character or appearance of the host property or the area in which

it is situated. Whilst the extension will increase the footprint, this will link the garage to the dwelling with a single storey addition.

Residential amenity:

8 The proposal would maintain the amenity of adjoining neighbours and would not result in any overlooking or loss of light or privacy nor will it have a visual dominance to a degree that would be harmful to visual amenity contrary to the approved policies. This is due to it being a replacement of an existing garage and a single storey link. Planning permission S/16/1565 was granted in October 2016 to extend and add another storey to this dwelling, this has not yet been implemented. The permission expires in October 2019.

Response to Parish Council concerns:

9 The proposal is a modest extension to the main house and it is not considered that it would have any significant or adverse impact on any surrounding properties or the amenity of the area it is located. Further whilst the parish council have raised concerns of 'over intensive' regarding the amount of extensions at this large detached plot, they have not justified or explained this concern nor have they identified any harm arising from this application, as the local planning authority is required to do.

Community Infrastructure Levy:

10 The Council adopted a Community Infrastructure Levy (CIL Charging Schedule) on 26th March 2015 and became effective on 6th April 2015. All relevant planning applications determined on or after this date will be subject to the consideration of CIL. The floorspace of the extension(s) do not exceed 100sqm and therefore the proposal is not CIL liable development.

Concluding Comments:

11 The development is not considered to be in conflict with local or national policy and is considered acceptable.

Recommendation:

12 That planning permission be GRANTED with conditions

Conditions/Reasons

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 requirements of Section 91 (1) of the Town & Country Planning Act 1990.

2. The development hereby permitted shall be constructed using external facing materials that match and correspond with those of the existing building. Such facing materials shall be retained thereafter in their approved form.

Reason: To ensure that the appearance of the development is satisfactory.

3. This approval shall be in respect of site plan and drawing no. 19/022 (i), 19/022(ii) and a site plan received by the Local Planning Authority on 11 March 2019.

Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.

Informatives

1. CIL - Reg. 42 Exemption for Minor development: Whilst the development generates a net gain in floor space and is Community Infrastructure Levy (CIL) liable, it is exempt from CIL liability under CIL Regulation 42, as it constitutes minor development for the purposes of calculating CIL liability because the proposed extensions floorspace is below 100 sq m GIA. However, given the other additions proposed at this property, should the cumulative new floorspace exceed 100 sq m then CIL may be payable. You are advised to seek advice.