



COMMITTEE REPORT

Item Number:

Ward: Blunsdon And Highworth

Application Number: S/HOU/19/0282

Parish:
Blunsdon

Proposal: Erection of a detached single storey annex to rear.

Location: Eldswyn, Kingsdown Lane, Blunsdon

Agent:

Mr R Keech
1 Harbour Close
Moredon
Swindon
SN25 3DL

Applicant:

Mr M Lane
Eldswyn
Kingsdown Lane
Blunsdon
Swindon
SN25 5DL

Officer Report

Background:

This proposal has been requested to be determined by planning committee by Blunsdon Parish Council as it is an over intensification of the site, it is self-contained and there is insufficient room for a cesspit. Also at this planning committee is application S/HOU/19/0399 – for the erection of a replacement garage linked to main house and new 1.8m high boundary wall and fence.

That planning permission be GRANTED with Conditions

The Proposal:

1 The application proposes a detached annex in the rear garden, with 2 bedrooms but no kitchen facilities.

The Site and Surroundings:

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

Representations:

3 Blunsdon Parish Council Comments: PC agreed to object as the design of the proposal is unacceptable with the glass South facing wall. There are no kitchen facilities, therefore not self-contained. The proposal is an over intensification of the plot

and is not in keeping with surrounding area. Finally, there is no room for additional cesspit facilities.

Planning Considerations:

4 Relevant Policy:

Adopted Swindon Borough Local Plan 2026:

- 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)

Considerations:

5 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.

Planning Considerations:

Policy DE1 requires high quality standards of design for all types of development.

6 The annex would have a modern appearance which is in keeping with the existing dwelling. The height of the proposed annex is 3.9m and is a flat roof with two lower wings to the each side. The height is not considered to have an adverse impact on the area which is set back within the back garden of the property, enclosed by hedges.

7 The purpose of the annex is to accommodate the dependent relative of the occupier of the host dwelling. The annex would not have a kitchen area or utility room and as such, the occupiers would be reliant upon the host dwelling for preparing meals and washing clothes. It can be conditioned that the annex be maintained as ancillary accommodation and not be occupied as an independent unit, on the basis that it is not considered that the site could accommodate two independent units as that would result in a poor relationship.

8 Policy DE1 requires good design which creates a good standard of living for occupiers of the building in respect of amenity, accessibility, safety and security. The annex would have openings to the bedroom and living space which allows an adequate level of natural light to enter the living spaces. There would also be sufficient outlook from the main living space. The proposed footprint of the annex would allow adequate external amenity space to remain, for the benefit of the occupiers of the host dwelling and annex.

9 Access to the annex would be via the existing dwelling and garden.

10 Policy DE1 requires the amenity of existing neighbours is protected in respect of light, privacy, noise, disturbance and smell. Considering the single storey form of the annex, the proposal is not considered to create unacceptable overlooking or loss of privacy to neighbouring properties in accordance with Policy DE1 and the Residential

Extensions and Alterations SPD (2011). The annex is not considered to be excessive in height and would not create unacceptable loss of light to neighbouring properties, nor appear visually overbearing. It would not have an adverse impact upon the visual amenity of the area in which it is located.

Highways:

11 Swindon Borough Council's adopted Parking Standards (2007) requires a single family dwelling to provide 2 parking spaces measuring 2.4 x 4.8 metres. The host property already accommodates more than 3 vehicles to the front of the dwelling house on the existing driveway in addition to a garage, satisfying the adopted Parking Standards (2007). Overall, the proposal complies with the Parking Standards (2007) and Policy TR2.

Parish Council concerns:

12 The main property is within a substantial plot where there is adequate space for the proposed annex at the rear of the garden. For a domestic annex to be considered acceptable, there should be a functional relationship between the main house and the annex which the accommodation provides. 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. In respect of foul drainage, the Parish council comment that they believe there is inadequate lack of space for the proposed cesspit. There is no evidence available to suggest that an adequate system for dealing with waste from this building could not be achieved (whether or not via the intended method). Nevertheless an appropriate condition is proposed to ensure that an acceptable drainage solution is provided.

Community Infrastructure Levy:

13 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 proposed annex is not considered to be an independent residential unit for CIL purpose as it does not have kitchen facilities. The floorspace of the extensions do not exceed 100sqm and therefore the proposal is not CIL liable development.

Concluding Comments:

14 The proposed development is acceptable in terms of its scale, siting and design and would not create adverse harm to the character of the surrounding area. The annex would provide an acceptable standard of living for the future occupiers and there would be no adverse harm to neighbouring amenity. There is no highway based objection to the proposal. However, the annex should remain as ancillary accommodation to the host dwelling and due to the relationship of the annexe to the host dwelling, it is not considered to be suitable for occupation as an independent residential unit. This element can be conditioned. The proposal complies with Policy DE1 and TR2 of the Swindon Borough Council Local Plan, the Residential Extensions and Alterations SPD (2011), the adopted Parking Standards (2007) and the provisions of the NPPF.

Recommendation:

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 accommodation to be provided within the annex hereby approved shall remain as permanently ancillary accommodation to the principal dwelling at Eldswyn, and shall be occupied only by persons of the same household and the building shall not be let or rented to any other person(s). There shall be no subdivision of this single residential planning unit.

Reason: The site is unsuitable to accommodate an additional residential unit

3. 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.

4. This approval shall be in respect of site plan and drawing no. 19/009 received by the Local Planning Authority on 20 February 2019.

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

5. Notwithstanding the submitted details, work for the construction of the annexe shall not commence until a scheme for the disposal of surface and foul water has been submitted to and approved in writing by the LPA. The development shall take place in accord with the details so approved.

Reason: To ensure adequate provision is made for drainage, in the interests of amenity.

Informatives

1. CIL - Reg. 42 Exemption for Minor development: Whilst the development proposed 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 sqm 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.