

CASE OFFICER'S REPORT

Application Reference: 18/08945/FUL
Date of Inspection: 02/10/2018
Date site notice posted: 02/10/2018
Date of press notice: N/A

POLICIES

The adopted Wiltshire Core Strategy (WCS) 2015, namely Core Policy (CP)57 - Ensuring High Quality Design and Place Shaping, CP61 - Transport and New Development, CP64 - Demand Management

National Planning Policy Framework (NPPF) July 2018

ISSUES

The principle issues to be assessed in the determination of this application are: visual impact, impact on neighbour amenity and highway issues.

REPRESENTATIONS

Keevil Parish Council: Commented to say: *Since this application is to convert an existing garage, there were concerns over parking on the road. Martins Road leads to a crash gate and emergency access to Keevil Airfield. The Council questioned whether the MOD has been consulted for their views.*

Wiltshire Council Archaeology: No comment

Wiltshire Council Highways: No objection.

Third Party representations: The application was advertised by neighbour notification and by the display of a site notice. No letters of objection were received.

ASSESSMENT

Proposal: This application is seeking permission for the conversion of the existing garage into habitable accommodation and the construction of a single storey rear extension. The proposed garage conversion would introduce a dormer window on the south elevation, a new window on the west elevation and two roof lights. The application relates to a two storey, detached dwelling located within an established residential area of Keevil.

Visual Impact: The proposed rear extension would be built of complementary materials and is considered to be of an acceptable design, scale and location which would preserve the appearance of the area.

With regards to the alterations to the existing garage, the dormer window and other proposed fenestration are considered to be of an acceptable design, which would be in keeping with the existing fenestration on the host property.

Impact on the Neighbour Amenity: The proposed extension is not considered to cause adverse overshadowing or have an overbearing impact upon the neighbouring occupiers. The proposed fenestration is not considered to cause any adverse overlooking to the neighbouring properties, due to their position and relationship with the surrounding dwelling.

Highway Issues: The submitted block plan shows the provision of four on-site car parking spaces. The Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy recommends a minimum of 2 on-site car parking spaces for a 2/3 bed dwelling and 3 spaces for a 4+ bedroomed dwelling. Therefore, adequate on-site car parking would be provided despite the loss of the garage.

The concerns from the Parish Council are duly noted; however, the submitted block plan illustrates that multiple cars would be able to park on-site, which would reduce the demand for on-street car parking. Furthermore, it was observed during the case officer's site visit that this particular part of Martins Road does not contain any street parking restrictions such as double yellow lines. Therefore the proposal is not considered to be detrimental to highway safety.

RECOMMENDATION: Approve subject to conditions