

CASE OFFICER'S REPORT

Application Reference: 19/08772/FUL
Date of Inspection: 09/10/2019
Date site notice posted: 09/10/2019
Date of press notice: N/A

POLICIES

Wiltshire Core Strategy (Adopted January 2015):
Core Policy 57 – Ensuring High Quality Design & Place Shaping
Core Policy 67 – Flood Risk

The National Planning Policy Framework (NPPF) 2018.

Planning Policy Guidance (PPG) 2014.

ISSUES

- Impact upon amenity of occupiers of neighbouring properties.
- Impact upon the character and appearance of the area.
- Impact upon flooding.

REPRESENTATIONS

Keovil Parish Council – No objections.

Drainage Officer – Object.

The drainage team object on the grounds that the site is situated within FZ3b. As highlighted within the FRA and Table 2 the development would be classed as 'more vulnerable' in using Table 3 – Flood risk vulnerability and flood zone 'compatibility this would deem the development inappropriate.

Third party representations – none.

ASSESSMENT:

The application site relates to Baldham Mill, Baldham, Seend. It is a detached, brick built, two-storey dwelling, under a pitched, slate roof. There is an existing rear extension attached to the dwelling. The application site is bounded by a stone wall fronting the A361, with a gated entrance which leads onto a driveway and detached single storey brick garage under a pitched tiled roof. The site fronts the A361 connecting Seend with Trowbridge.

Semington Brook runs through the application site from the south to the east of the dwelling. The application site is identified on the Environment Agency's flood map as being within flood zone 3.

The proposals:

The application proposes the enlargement of and alterations to the single storey rear extension, with a central roof lantern, under a grey single ply, flat roof. The proposed extension will be constructed from natural stone to match the existing dwelling and the proposed secondary utility room will be covered in a light grey stained feather-edged timber cladding. The proposed utility room will consist of painted timber windows (dark olive green), and a painted timber half-glazed door also in dark olive green. The proposed kitchen extension will consist of a painted timber window to the east elevation and two grey aluminium bi-fold doors to the rear elevation. The proposed kitchen extension will also incorporate a grey aluminium-framed, fixed window with frameless corner to the south-east elevation. A new window is proposed in the front elevation, however this does not require planning permission. The proposed extension will accommodate a kitchen/diner/utility room.

Impact upon amenity of occupiers of neighbouring properties:

The proposed development will not have an adverse impact on the amenity of the occupiers of nearby residential properties due to its single storey design and its isolated location, with no near neighbours to east, south and west sides. The proposed extension will not adversely impact upon the occupiers of the neighbouring property to the north, Baldham House, as the extension will be on the opposite side of the application property to this neighbour.

Impact upon the character and appearance of the area:

The proposed development will be built of appropriate materials and to a suitable single storey, subservient design that will preserve the character and appearance of the area.

Impact upon flooding:

An objection to the proposed development was received from the Council's Drainage Team on the grounds that the site is situated with Flood Zone 3. However, a Flood Risk Assessment forms part of the submission identifying that the application site falls within Flood Zone 3. The submitted report concludes that in line with the Environment Agency's standing advice, "...it is proposed to set the finished floor level of the extension as high as possible, but no lower than existing flood levels". Therefore, the proposed rear extension will not raise any significant issues in relation to flooding.

RECOMMENDATION:

Approve, subject to conditions.