

Planning Working Group Report

Comments on current applications

87 Chestnut Springs Lydiard Millicent SN5 3NB

Variation of conditions 2 & 4 on 17/03000/FUL to allow for changes to materials and positions of windows on elevations

18/10269/VAR

PWG has reviewed the current applications and recommends an objection for the following reasons:

- Loss of privacy for neighbouring property
- Breach of the original permission, particularly those conditions which aimed to protect the privacy and amenity of neighbouring properties, leads to a loss of confidence in the planning system.

The application is to regularise breaches of the existing permission, mainly relating to positioning of windows. One of these, at least, is causing upset to a neighbour whose kitchen is now directly overlooked – privacy concerns having been raised at the time of the original application and conditions imposed to protect these – which appear not to have been adhered to. In view of this, and the likelihood that Wiltshire Council will approve the application given its duty to act proportionately and to negotiate a solution in preference to enforcement, PGW recommend that the Parish Council makes the following additional comment.

If the planning authority decides to approve the variation, then we would respectfully request that a condition be added that the “new” window in the north east elevation has obscured glass, which reflects condition 3 of the existing permission, and that the planning authority actively enforces this condition. We understand that, despite the original condition and observations in the case officer’s report for permission 17/0300/FUL, that tinted rather than obscured glass has been used for the unlawfully repositioned new window and this, of course, does nothing to protect the neighbouring property’s privacy.

In addition, the PWG wish to object to application 18/10201/FUL in respect of a proposed garage at the same property because of overdevelopment, inadequate plans (elevations and relationship to the main property) and possible highways and parking issues – if the garage is built as it appears in the plans, it will be hard to manoeuvre and turn.

Decisions made, to note

Land at Lydiard Green, Lydiard Millicent, Swindon, Wiltshire, SN5 3LP

Conversion of agricultural buildings to three dwellings

18/08802/PNCOU.

This was a prior notification under Class Q of the GPDO (General Permitted Development Order) for the construction of three agricultural structures to dwellings. Class Q authorises development, which satisfies the criteria, without going through full planning – planning authority is limited on the grounds in which it can prevent such development taking place.

In current case, approval granted and none of PC comments taken on board. The conditions are less onerous than the previous (expired) approval. Relevant comments from Case Officer cited below.

Comments regarding objections from both Highways and the Parish are noted. However, under the GDPO the applicant has demonstrated that the proposed development meets the criteria set under Class Q and recent changes to Planning Policy Practice Guidance have limited the extent to which Local Planning Authorities can assess applications in terms of sustainability.

The proposed development has raised no objections in terms of noise or contaminated land and the site is outside of a Flood Risk area. Given the distance of the proposal site from any of the nearest residential properties and the small scale of the proposed development a condition restricting hours of construction is also not considered necessary as this is covered by separate legislation. The buildings are not sited in area of known flood risk and the siting and location does not make the development impractical or undesirable for residential occupation. Finally the design and external appearance of the buildings maintain the existing agricultural character and so are considered acceptable.

Construction of a Contemporary Timber Clad Garden Studio at Holly House, 34 Greenhill, Royal Wootton Bassett, Wilts, SN4 8EH

18/09007/FUL

Approved, but with a condition that it be ancillary to the main residence and not occupied separately.

SHW

30.11.2018