DELEGATED REPORT

Application Reference:	PL/2023/05118
Application Type:	Planning Permission
Site Address:	11 Evans Close, Chippenham, SN15 1UD
Proposal:	Conversion of existing single storey garage together with fenestration & internal layout alterations
Recommendation:	Planning Permission be GRANTED

PROPOSAL AND SITE

The application seeks permission for the 'Conversion of existing single storey garage together with fenestration & internal layout alterations' at 11 Evans Close, Chippenham.

The application relates to a semi-detached residential property with the defined settlement of Chippenham. The property is of relatively recent construction, the existing garage being set back to the side of the property, with off street parking to the front.

There are no listed buildings or PRoW in the immediate vicinity. It is however noted that the entire Pew Hill estate, including Evans Close,(the southernmost element to it), is covered by a group TPO which appears to have been issued at a similar time to the residential development being granted consent at Pew Hill.. The closest specified grouping to 11 Evans Close being described as 'G1 consisting of 3No Acer, 4No, Ash, 2No Field Maple, 2No Mountain Ash, 1No Norway Maple and 3No Whitebeam, approximately 40m away.

The site is not part of any other specific landscape, ecological or archaeological designation.

POLICIES

Wiltshire Core Strategy 2015
Core Policy 51 - Landscape
Core Policy 57 - Ensuring high quality design and place shaping
Core Policy 61 – Transport and development
Core Policy 64 – Demand management

Planning Policy Framework 2021 (NPPF)
Section 12 - Achieving well-designed places

Emerging Chippenham Neighbourhood Plan 2023-2038
Annexe 1- Chippenham Design Guide
K. Architecture and Building Materials

ISSUES

The main issues in the consideration of this application are:

- Principle
- Landscape and protected trees
- Size, scale and design
- Impact on the living conditions of adjacent occupiers
- Highways

CONSULTATION

Chippenham Town Council – No objection

Highway Engineer – No objection

REPRESENTATIONS

None received.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Principle of development

Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, and the provisions of the NPPF i.e. para 2, applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The relevant development plan document in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015).

The application seeks permission for the conversion of a detached garage within the curtilage of an existing dwelling house. The converted garage will house a new kitchen, opened up to the former kitchen, which will become the dining room. The existing door and window to the current kitchen will be replaced with bi-folding doors and the existing single rear door to the garage will be replaced with a larger fully glazed door.

The principle of development ancillary to an existing residential property is acceptable in principle, subject to assessment of site-specific impacts and compliance with the with CP57 of the WCS.

Size, scale and design

The planning system promotes high quality development through good inclusive design and layout and the creation of safe, sustainable mixed communities. Good design should be indivisible from good planning and recognised principles of good design seek to create a high-quality built environment for all types of development. Core Policy 57 of the WCS requires new development to respond positively to existing landscapes in terms of building layout, built form, height, mass, scale, building line and materials in order to effectively integrate the building into its setting. Policy K1 of Annexe 1 to the Emerging Neighbourhood Plan states that the architecture and materials of development of new development shall contribute to local distinctiveness by using the guiding principles set out in Paragraph 56 of the National Design Guide.

Although always a feature of the NPPF, recent changes to section 12 to the NPPF reinforce the requirement that good design is a key aspect of sustainable development and, unequivocally, that development which is not well designed should be refused planning permission.

The footprint of the proposed garage is not to be altered, physical alterations to facilitate the change of use comprise solely of the removal of the existing garage door and its replacement with aw window, and the replacement of existing does to the rear of the garage and dwelling. Whilst visible

from the road, the garage is set reasonably well back from the front of the property and as such the alteration could not be considered unduly prominent in the street scene. The proposal is therefore considered to be acceptable in design terms and would not cause any harm to the character and appearance of the area in accordance with Core Policy 57 of the WCS.

Impact on neighbour amenity

Core Policy 57 states that development should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

The property is located within a relatively recently built out housing estate. The physical alterations will not result in any overlooking taking into account the site boundaries and the position of the converted garage at the rear/side of the plot.

It is therefore considered that on the basis of the details provided, the proposal would not cause any harm to the amenity enjoyed by any adjacent residential occupiers in terms of noise or overbearing impact. The proposal accords with Core Policy 57 of the WCS in this respect.

Landscape and protected trees

Core Policy 51 states that development should protect, conserve and where possible, enhance the landscape character. Section 15 of the NPPF expects decisions to ensure the protection and enhancement of valued landscapes.

As discussed above the larger housing estate is covered by a group TPO. Given that the nearest referenced grouping of trees under the TPO is in excess of 40m away (TPO169, District of North Wiltshire, Grid reference ST 920740, labelled as G1 on Westinghouse Tree Order (No.1) dated 18.11.1994) it is not considered that replacement fenestration and the replacement of a garage door with a window will impact on any protected trees.

The proposal is therefore considered to comply with CP51 in this respect.

Highways

Wiltshire Core Strategy policy CP61 states that new development should be capable of being served by safe access to the highway network. Core Policy 64, states that provision of parking associated with new residential development will be based on minimum parking standards.

The proposed development will result in the loss of 1No. parking space within the existing garage. It is noted however that the dimensions of the garage do not comply with current space requirements (6m x 3m) therefore its loss is not considered fatal to the acceptability of the scheme. Furthermore, there is an existing onsite parking space which is to be retained which in addition to provision of offsite parking in the vicinity, is not considered to result in undue pressure for parking on adjacent roads. It is further noted that the Councils Highway Officer has offered no objections to the scheme.

There are therefore considered to be no significant implications for parking, highway safety or road network capacity as a result of development taking place, compliant with CP61 and CP64 of the WCS.

CONCLUSION

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The above report has shown that this proposal is in accordance with NPPF and Wiltshire Core Strategy Policies CP51 and CP57 as it will not have a detrimental impact on the landscape, is of an acceptable scale and design and will not impact unduly on amenities enjoyed by local residents. It is therefore recommended that this application is approved with conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

See decision notice