CASE OFFICER'S REPORT

Application Reference:	PL/2023/05101
Application Type:	Householder planning permission
Consultation ends:	28 July 2023
Case officer:	Selina (Nina) Parker-Miles
Site Address:	67 HAWKERIDGE PARK, WESTBURY, BA13 4HJ
Proposal:	Single storey front, side and rear extensions
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to 67 Hawkeridge Park, a two-storey detached dwelling located in Westbury. The host dwelling benefits from an attached single storey garage and off - street parking provision to the front elevation. The application site lies within the buffer zone of the Bath and Bradford on Avon Special Area of Conservation for bats.

This application seeks permission for a front porch extension, and a single storey extension that would span the width of the rear elevation and protrude beyond the side elevation. The works would facilitate additional living accommodation at ground floor.

Policies

National Context:

National Planning Policy Framework (NPPF) 2021

Planning Practice Guidance (PPG)

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015

CP2 - Delivery Strategy

CP32 - Spatial Strategy for the Westbury Community Area

CP50 - Biodiversity and Geodiversity

CP57 - Ensuring High-Quality Design and Place Shaping

The emerging Westbury Neighbourhood Plan is at the examination stage and if found sound, it will progress no doubt to local referendum stage. The emerging Plan merits elevated weight, but the advancing Plan and its policies do not set out any material reason why planning permission for this application should be refused.

Key Issues

Principle of Development

Design and Visual Impact

Neighbouring Amenity

Ecology

Consultation Responses
Heywood Parish Council - No objection

Representations
Public Consultation: Consultation consisted of advertisement by site notice and neighbour notification. No letters of representation were received.

Planning Considerations and 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.

Principle of Development
The proposed development comprises development relating to an existing residential property within the settlement boundary of Westbury. The principle of development is acceptable subject to the following considerations.

Design and Visual Impact
Core Policy 57 requires a high standard of design in all new developments, of particular relevance to householder extensions is paragraph (iii) which requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The single storey rear extension would be positioned on the east elevation, spanning across the width of the rear elevation and extending beyond the side south elevation, the extension would employ a pitched roof form sitting at a maximum height of 4.1m. Patio doors would be inserted on the rear elevation and a window on the south side elevation with rooflights inserted to illuminate the internal space.

To the front elevation the existing lean-to style porch would be extended across the front of the host dwelling extending the existing downstairs living room, with windows inserted overlooking the applicant's residential curtilage and front driveway. The extensions would sit as subservient additions to the two storey dwelling and would not appear out of character within the immediate area with similar developments having been implemented within the vicinity.



Existing (left) and proposed (right) front elevation



Existing (left) and proposed (right) rear elevation

The use of matching materials (brick under concrete roof tiles) with matching white UPVC fenestration would ensure the proposal would integrate into the surrounding setting and existing street scene. It is considered that the extensions would by virtue of their height, scale and design constitute complementary additions to the host dwelling that would appear commensurate to the size of the property and plot. The development would therefore comply with Policy CP57 of the WCS.

Impact on Neighbouring Amenity

Core Policy 57 of The WCS states that applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through having 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, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

All windows proposed would look out over the applicant's private gardens to the front, side and rear, replicating the existing arrangement of the host dwelling and given the single storey nature of the build no overlooking concerns are raised.

Due to the detached nature of the building with extended separation distances to any neighbouring properties no concerns are raised in relation to overbearing or overshadowing that would be introduced by the proposed extensions.

Given the scale of the development proposal, it is considered that the proposed extensions would not result in unacceptable loss of light, overlooking, overshadowing and would not have an overbearing impact upon neighbouring properties. For these reasons, the development proposals would comply with Policy CP57 of the adopted Wiltshire Core Strategy

Ecology
The application site sits within the Bath and Bradford on Avon Special Area of Conservation for bats and as this application involves disturbance to the existing roof due consideration has to be given to the potential disturbance of any bats because of the proposed development. As a precautionary measure an informative would be added to any decision that in event any evidence of bat activity is detected that the applicant should follow the advice of a professional ecologist or contact Natural England.

RECOMMENDATION: Approve with conditions

Conditions: (2)

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 provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Site Location Plan
Existing Ground Floor Plan DWG No 2310/02
Proposed Ground Floor Plan DWG No 2310/03
Existing and Proposed Roof Plans DWG No 2310/04
Existing and Proposed South East and South West Elevations DWG No 2310/05
Existing and Proposed South and East Elevations DWG No 2310/06
Existing and Proposed Site Block Plans DWG No 2310/07
All Plans Received 26.06.2023

REASON: For the avoidance of doubt and in the interests of proper planning.

Informatives: (1)

3 If bats or evidence of bats are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact Natural England's Bat Line through the internet.