CASE OFFICER'S REPORT

Application Reference:	PL/2023/04311
Application Type:	Householder planning permission
Consultation ends:	26 July 2023
Case officer:	Selina (Nina) Parker-Miles
Site Address:	11A Church Road, Heywood, Westbury, BA13 4LP
Proposal:	Proposed loft conversion comprising of rear dormers over main house and existing side extension
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to a two storey end terraced dwelling, 11a Church Road Heywood, located within the small village of Heywood near Westbury. The host dwelling benefits from an off-road parking area to the front elevation. The surrounding properties consist of a mix of building styles and periods.

This application is seeking permission for a loft conversion by inserting a dormer over the existing built form to the rear elevation and a dormer over the existing side extension. The works would facilitate additional rooms at second floor.

Policies

National Context:

National Planning Policy Framework (NPPF) Planning Practice Guidance (PPG)

Local Context:

CP50 – Biodiversity and Geodiversity
CP57 - Ensuring High-Quality Design and Place Shaping
CP60 – Sustainable Transport
CP61 – Transport and Development
CP64 – Demand Management
Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015)

Key Issues

Principle of Development
Design and Visual Impact
Neighbouring Amenity
Highways Impact
Ecology

Relevant Planning History

W/76/00691/HIS Erection of attached garage - Approve with Conditions
W/94/01324/FUL First Floor extension to dwelling - Approve with Conditions
W/96/00835/FUL Two storey extension and conservatory - Approve with Conditions
Pl/2021/09090 Erection of a workshop - Approve with Conditions

Consultation Responses
Heywood Parish Council - No objection

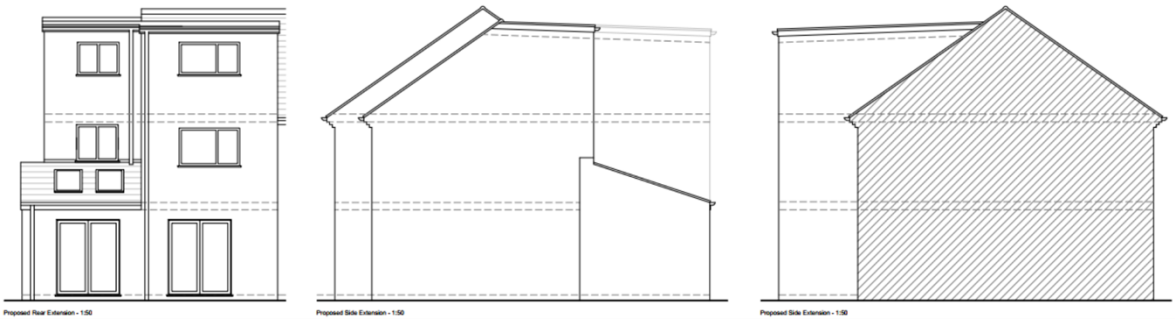
Representations
Consultation consisted of advertisement by site notice and neighbour notification. No representation letters were received.

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 an extension to an existing residential property set in an established residential curtilage within the settlement boundary of Westbury. The proposed extension is wholly within the residential curtilage and as such 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 applicant proposes a loft conversion on the rear elevation of the host dwelling by extending vertically above the existing first-floor roof and rear existing built form. The existing two-storey form that projects south on the rear elevation would be raised by 1.2m in height with the pitched roof replaced with a flatter roof form as illustrated below



The applicant seeks to employ matching materials, facing brickwork with matching white UPVC fenestration with the roofing finished using EDPM rubber.

Whilst the development would introduce additional mass to the rear elevation of the host dwelling the extension would not extend above the ridge line and PD rights could result in additional roof dormers in another form that would result in additional massing, beyond the control of the LPA.

The following two below inserts reveal the existing (left) and proposed (right) elevations



Existing (left) and proposed (right) rear elevation

Whilst the flat roof forms are a departure from the existing built form, officers have appraised the design and visual impact of the extension and regard to the character and appearance of the immediate area and note that the rear elevations of the adjacent dwellings compromise of a mix of elevational designs and roof forms, and have concluded that the rear extension would not appear significantly out of keeping with the area in design terms.



The existing arrangement of roof forms on the rear elevations of the terrace row

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 rear, replicating the existing arrangement of the host dwelling and no windows would be inserted on the east elevation adjacent to the adjoining neighbour at No.10d or on the west elevation adjacent to the neighbour at No.11b. Therefore, no substantive harm would occur from overlooking, above and beyond what already can mutually take place form the existing upper floor bedroom window.

The additional massing would not result in harmful overbearing or loss of amenity to the neighbours either, or to a material degree to justify a refusal of planning permission.

It is accepted that the proposed height and projection of the rear extension would increase the level of overshadowing to the ground floor rear openings of No. 10d at certain times of the day. It is however appreciated that the existing ground floor windows associated with No. 10d closest to the boundary with the host property already experiences some overshadowing from the existing two-storey projecting gable, and given the orientation of the dwellings, with the extension located to the southwest of the adjoining neighbour, any additional overshadowing, would be limited to the evening hours, and would be temporary in nature. Therefore, no adverse overshadowing concern is raised to such a degree to justify a refusal decision.

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

Highways Impact
Impact on parking provision – Core Policy 64 (Demand Management) seeks to manage the demand for vehicle parking and confirms that residential parking standards are to be based on minimum parking standards.

The development proposal would increase the number of bedrooms from 3 to 4, with a 5th bedroom being possible. In order to comply with the Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015) three on-site car parking spaces would be required for a 4+ bed dwelling (standard min. size 2.4m x 4.8m). Therefore 3 off road parking spaces would need to be provided within the front driveway.



Officers have appraised the existing car parking arrangement and it is considered that sufficient off-street parking for three cars is achievable at the front of the host dwelling, as illustrated by the site visit photograph above. The proposal would retain the existing access and would not give rise to significant harm in terms of highway safety. As such the proposal accords with policies CP60, CP61 and CP64 of the Wiltshire Core Strategy and Paragraph 111 of the NPPF.

Ecology Interests
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:
Location Plan and Existing Plans and Elevations DWG No 11a-01
Block Plan and Proposed Plans and Elevations DWG No 11a-02
All Plans Received 28.06.2023

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.