DELEGATED REPORT

Application Reference:	PL/2023/05440
Application Type:	Householder Planning Permission
Site Address:	237 Quemerford, Calne, Wiltshire, SN11 8LA
Proposal:	Proposed Rear Orangery and the removal of the existing conservatory and outbuilding.
Recommendation:	Planning Permission be GRANTED.

PROPOSAL

This application seeks planning permission for the removal of an existing UPVC rear conservatory and lean to outbuilding and construct a single storey orangery style extension to the rear elevation.

Householder planning permission is sought for extensions to a residential dwellinghouse and are to provide internal habitable space which would be entirely ancillary to it.

DESCRIPTION/CONTEXT

The application relates to a semidetached dwelling, located on an established row of dwellings along the main A4 through Quemerford, Calne. Properties in this location are of varied appearance, typically set within linear plots, with the exception of cul-de-sac arrangements accessed off of the A4. The dwelling is set back from the road, within a good sized plot, with off road parking to the front.

This application is not covered by any landscape, conservation or ecological designations.

PLANNING HISTORY

N/06/01711/FUL – proposed hall extension and pitched roof to existing bathroom – approve with conditions

POLICIES

- National Planning Policy Framework (NPPF)
- Wiltshire Core Strategy Policies (WCS): CP57
- Calne Community Neighbourhood Plan: Policy BE2 Design Principles For Local Distinctiveness

ISSUES

- Principle of Development
- Design, Scale and Materials
- Residential Amenity

CONSULTATION

Calne Town Council: Calne Planning, Licencing and Highways Committee support this application.

REPRESENTATIONS

Consultation has been carried out and individual neighbour letters to adjoining properties and no representation letters have been 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

The principle of domestic extensions and alterations within the curtilage of existing dwellings is considered acceptable, providing those proposals are compliant with the requirements of relevant policies within the development plan.

Design, Scale and Materials

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. Consideration must also be given to Policy BE2 of the Calne Neighbourhood Plan which requires proposals to consider the local distinctiveness of the properties and to ensure that the proposal relates well to the wider area.

The proposal seeks to remove an existing conservatory and lean to stores to the rear and construct an orangery style single storey extension, which spans the width of the rear (north)

elevation. The proposed extension would measure approximately 2.4m (d) x 6m (w) x 3m excluding roof lantern (h) and 3.6m (h) including roof lantern. The design and scale are typical for a domestic extension and would be constructed with complementary materials including matching brickwork, UVC fenestration and EPDM flat roof.

The design incorporates a flat roofed addition and consists of simple design and would be single storey in form. Therefore, the single storey scale would minimise the bulk and massing of the structure and would be in keeping with the parent dwelling. Whilst the appearance of a flat roof can add the perception of bulk, in this location to the rear of the dwelling, this approach is not considered to be overly harmful to the character and appearance of the area. Due to the enclosed nature of the property, as built views would be somewhat limited, it is not considered to result to any unacceptable impacts to the character and appearance of the locality.

It is therefore considered that the proposals scale and design comply with Core Policy 57 of the WCS Development Plan and Policy BE2 of Calne Community Neighbourhood Plan and are considered acceptable.

Residential 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.

Due to the location and orientation of the rear alterations and utilisation of the plot, it is not considered that the extensions and alterations to the rear would present any unacceptable impacts upon the amenity of neighbouring properties in terms of overshadowing, overbearing impact or loss of light.

There is an increase in form towards the boundary with No.235, the single storey nature of the design, the presence of the existing rear two storey extension to no.235 and replacement of existing form would largely mitigate against any significant loss of light to the existing fenestration and is unlikely to have any unacceptable impacts on neighbouring residents to the detriment of their reasonable living conditions.

The proposal seeks to create additional fenestration openings within the extension (roof lantern, windows and new door opening to the side). The proposed fenestration to the rear would overlook the amenity of the property. In the context of the nature and layout of the development, there is considered to be no unacceptable impacts upon the amenities and living conditions of neighbouring properties, thereby complying with the relevant provision of CP57 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 the Calne Community Neighbourhood Plan, Wiltshire Core Strategy Policies: CP57 and the NPPF, as it is of an acceptable design and will not have a detrimental effect on the character and appearance of the area, host dwelling or neighbouring amenity It is therefore recommended that this application is approved with conditions.

RECOMMENDATION

That Planning Permission be GRANTED subject to the following conditions:

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:

Existing Floor Plan and Elevations Page 1
Proposed Floor Plan and Elevations Page 2
Site Block Plan
Site Location Plan

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the application form and approved drawings.

REASON: In the interests of visual amenity and the character and appearance of the area.

PLUS STANDARD INFORMATIVES: WP6, WP18, WP31 AND CIL