DELEGATED REPORT

Application Reference:	PL/2023/04918
Application Type:	Householder Planning Permission
Site Address:	42 Hurricane Drive, Calne, SN11 8GB
Proposal:	Removal of single storey bay and construction of new single storey Extension.
Recommendation:	Planning Permission be GRANTED.

PROPOSAL

This application seeks planning permission for the removal of an existing UPVC bay window and plinth roof and construct a single storey extension to the side elevation. Alterations to extend the patio provision are also included

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 detached dwelling located within a modern residential estate to the east of Calne. The dwelling is accessed from Hurricane Drive and is located within a good-sized plot with off road parking. The dwelling is set over three floors and is constructed with brick and render. The proposal seeks to increase the internal habitable space to the ground floor.

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

PLANNING HISTORY

15/05254/REM - Proposed Residential Development for 124 Dwellings, Car Parking, Open Space and Associated Infrastructure – Approve with Conditions

13/02833/OUT - Residential Development (up to 125 Dwellings) Including Infrastructure, Ancillary Facilities, Open Space and Landscaping. Demolition of Existing Buildings and Construction of New Vehicular Access off Sandpitt Road. – Refuse

N/10/03389/FUL - Attenuation Pond, Access, Associated Sewers and Ancillary Development – 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 bay window style patio door and construct single storey side extension, which spans the width of the side (southwest) elevation. The proposed extension would measure approximately 3.5m (d) x 5.5m (w) x 3.2m (h) to the top of the parapet. The design and scale are typical for a domestic extension and would be constructed with complementary materials with parapet rendered walls, single ply membrane roof finish and coping stones.

The design incorporates a flat roofed parapeted design and would be single storey in form, a roof lantern is proposed but would be recessed behind the parapet walling. 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 side of the dwelling, this approach is not considered to be overly harmful to the character and appearance of the area. Due to the relatively 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 side elevation, proposed alterations and utilisation of the plot, it is not considered that the extensions and alterations to the side would present any unacceptable impacts upon the amenity of neighbouring properties in terms of overshadowing, overbearing impact or loss of light.

There is a partial increase in form towards the boundary with No.44, however the proposed development would be predominantly screened by the existing detached garages separating the two properties. The single storey nature of the design and orientation to the side elevation 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 and bifold doors). The proposed fenestration to the rear would overlook the amenity of the host 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 Elevations 2229.03.04
Existing Ground and First Floor Plans 2229.03.02
Existing Second Floor Plan and Sections 2229.03.03
Location and Site Plan 2229.03.01
Proposed Elevations 2229.03.08
Proposed Ground and First Floor Plan 2229.03.06
Proposed Second Floor Plan and Sections 2229.03.07

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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