CASE OFFICER'S REPORT

Application Reference:	PL/2023/04874
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	21 July 2023
Case officer:	Hilary Baldwin

Site Address:	6 The Peak Purton, Swindon, SN5 4AT
Proposal:	Proposed single storey rear extension & proposed detached annex.
Recommendation:	Approve with Conditions

Proposal and Site Description

Proposal

The proposal comprises a detached, single storey building within the rear amenity space of this semi-detached dwelling which, it is stated, is for the benefit of annexe accommodation. The proposal also includes a single-storey, pitched roof extension to the rear of the dwelling.

The annexe structure would be set adjacent to the western boundary of the site and towards the rear (south) of the garden. Measuring approximately 10m by 5m with a ridge height of 3.5m, the structure would be clad in horizontal timber weatherboard with a slate roof. Openings are proposed on the northern elevation to provide for a door and window, a further pair of double doors and window on the eastern elevation and a bathroom window on the southern elevation. One small rooflight is proposed in the western roof slope. The internal accommodation would provide for an open plan living and kitchen area, with a separate bedroom and en-suite shower room.

The extension to the dwelling would widen an existing hipped roof projection to span the width of the dwelling. Measuring approximately 3.5m by 3.5m, the hipped roof would match the height and rake of the existing roof in that location. Matching materials to the host dwelling are proposed and the extension would provide for additional living accommodation only.

Site Description

The application site comprises a semi-detached property set to the south of the highway with highway access, frontage parking and an integral garage. The original property has been extended to the western side elevation but benefits from a wide site and a deep private rear garden, which is adjacent to school playing fields to the south. The adjacent and adjoining dwellings benefit from similarly sized rear gardens.

The site is within the defined settlement boundary of Purton but outside the designated Conservation Area and there are no nearby heritage assets.

Policies

National Context:

National Planning Policy Framework (NPPF) 2021

Paragraph 11 – Presumption in favour of sustainable development
Paragraph 130 - Function and form of Development

Planning Practice Guidance (PPG)

Local Context:
Wiltshire Core Strategy (WCS) adopted 2015
Core Policy 1- Settlement Strategy
Core Policy 2- Delivery Strategy
Core Policy 57- Ensuring High Quality Design and Place Shaping
Core Policy 60 - Sustainable Transport

Purton Neighbourhood Plan – Made November 2018

Wiltshire Local Transport Plan 2011 - 2026
Car Parking Strategy

Key Issues
Principle of Development
Impact on the character and appearance of the settlement
Impact on adjacent neighbouring occupiers
Access, Parking and Highway Safety
Other Considerations

Relevant Planning History
The planning history on the site reveals that the property was extended to the western side elevation for the benefit of a two storey extension with integral garage.

N/03/02003/FUL - DEMOLITION OF SINGLE STOREY UTILITY EXTENSION, ERECTION OF TWO STOREY GARAGE AND BEDROOM SIDE EXTENSION AND SINGLE STOREY REAR KITCHEN EXTENSION. FORMATION OF NEW VEHICULAR ACCESS.
Approved with Conditions

Consultation Responses
Purton Parish Town Council – No Objection, subject to the structure remaining as annexe accommodation.

Representations
2 Letters of Representation were received in relation to the proposed development, but limited to the annexe
Main Reason for Comment
• Has consideration been given to water run-off and access for maintenance
• Distance to boundary

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 principle of providing and extending facilities in association with existing residential accommodation is considered acceptable in principle and in accordance with policies CP1, CP2 and CP57 of the adopted Wiltshire Core Strategy, subject to assessment of site-specific impacts, related policy considerations and compliance with the other policies contained within the development plan and the guidance and provisions as contained within the National Planning Policy Framework.

Impact on the Character and Appearance of the Settlement

The proposed development lies wholly within the residential confines of the settlement boundary of Purton and within a residential area which has an eclectic mix of architectural styles.

The dwellings in this part of the settlement enjoy large rear gardens which abut the grounds of a primary school. The proposed annexe structure, whilst considered large in a typical residential garden, would be set back within the site and only glimpsed from the public realm when directly adjacent to the site. In terms of bulk and scale, the pitched roof of the outbuilding is considered an acceptable architectural approach and with the timbered elevations and slate roof, would be viewed as a subservient structure to the host dwelling. In terms of access, this would be wholly to the rear of the dwelling with no separate vehicle access and would assist its connection with the host property.

The proposed extension to the dwelling would not be visible from the public realm and its matching design, materials and scale is considered acceptable.

The Parish Council has not objected to the proposed development in terms of the design, scale, bulk and materials and the proposed development in this location is considered acceptable and providing a condition is appended to any grant of permission that the works are carried out in accordance with the submitted drawings is considered acceptable.

In this instance, due to the size and location of the development, and the use of appropriate material detailing, the proposal is considered to be in compliance with CP57, the Made Purton Neighbourhood Plan and the guidance and provision of the NPPF.

Impact on Adjacent Neighbouring Occupiers

The development is not considered to result in significant overlooking, overshadowing, loss of privacy or noise impact upon the adjoining or adjacent occupiers over that which can normally be undertaken within a private garden. Whilst it is acknowledged that there is a window and door on the northern elevation, the adjacent property to the west, benefits from a similarly large outbuilding in its rear garden and the use of the proposed outbuilding as annexe accommodation is not considered to result in such loss of privacy or overlooking to justify a reason for refusal in this instance.

The extension to the dwelling would be set close to the common boundary with the adjoining dwelling to the east. However, whilst there is a ground floor window on the adjoining property the hipped roof would still allow an outlook and light from this south facing window.

Letters of comment have been received in relation to the annexe accommodation and its proximity to the boundary in terns of maintenance and drainage. However, the proposed block plan shows the annexe would be offset approximately 0.5m from the common boundary, which is considered sufficient to allow for drainage within the site and for maintenance.

No letters of comment have been received in relation to the proposed extension to the dwelling.

Access, Parking and Highway Safety

There is considered to be sufficient off-street parking for both the extended dwelling and the annexe providing the structure remains as one planning unit and ancillary to the host dwelling. It is considered appropriate and necessary to append a condition that this building to be used as ancillary and incidental to the domestic use of the property. Such a condition is considered appropriate and necessary and to meet the six tests.

Other Considerations

The applicant proposes both an extension to the dwelling and a separate building for annexe accommodation to be used in conjunction with the host dwelling. The internal layout and level of accommodation suggest a degree of dependence upon the host property as whilst there is a kitchen within the annexe its location is wholly within the rear garden and only accessible through the private rear garden of the property.

Notwithstanding this position, it is considered appropriate and necessary that a condition to ensure the structure remains associated with the host dwelling at all times and within one planning unit is appended to any grant of permission.

Conclusion

As such, the proposals would not conflict with the statutory requirements, as well as the national and local planning policies and the Made Purton Neighbourhood Plan and can be supported. The proposal would not result in harmful impacts to the residential character of the locality or to residential amenity.

It is therefore recommended that the application should be permitted subject to relevant conditions.

Conditions: (4)

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:

23/0601/01Location Plan, Block Plan and Proposed Annexe. Received on 15 June 2023
23/0601/03 Proposed Extension. Received on 15 June 2023

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 be as stated on the application form and approved plans.

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

4 The annexe accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 6 The Pea, Purton, SN5 4AT and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

Informatives: (4)

5 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further

information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

6 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

7 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

8 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.