CASE OFFICER'S REPORT

Application Reference:	PL/2023/05445
Application Type:	Householder planning permission
Site Inspection:	16.08.2023
Consultation ends:	03 August 2023
Case officer:	Steven Vellance

Site Address:	133 YARNBROOK ROAD, WEST ASHTON, TROWBRIDGE, BA14 6AF
Proposal:	Proposed Loft Conversion with dormer window
Recommendation:	Approve with Conditions

POLICIES:
Local context: Wiltshire Core Strategy (development plan) CP57 Ensuring high quality design and place shaping.
National Context: National Planning Policy Framework (NPPF) & Planning Practice Guidance (PPG)

ISSUES
Impact of proposal on the host building.
Design/Amenity

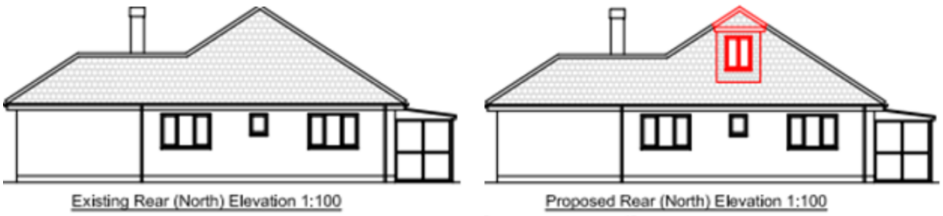
CONSULTATIONS/REPRESENTATIONS
North Bradley Parish Council: No objections.
Neighbours: One email of response received from a neighbour raising the following point/s:
-No objections to the proposal
-Concerns about potential overlooking from the proposed dormer window onto neighbouring property at No.131.

RELEVANT PLANNING HISTORY
None

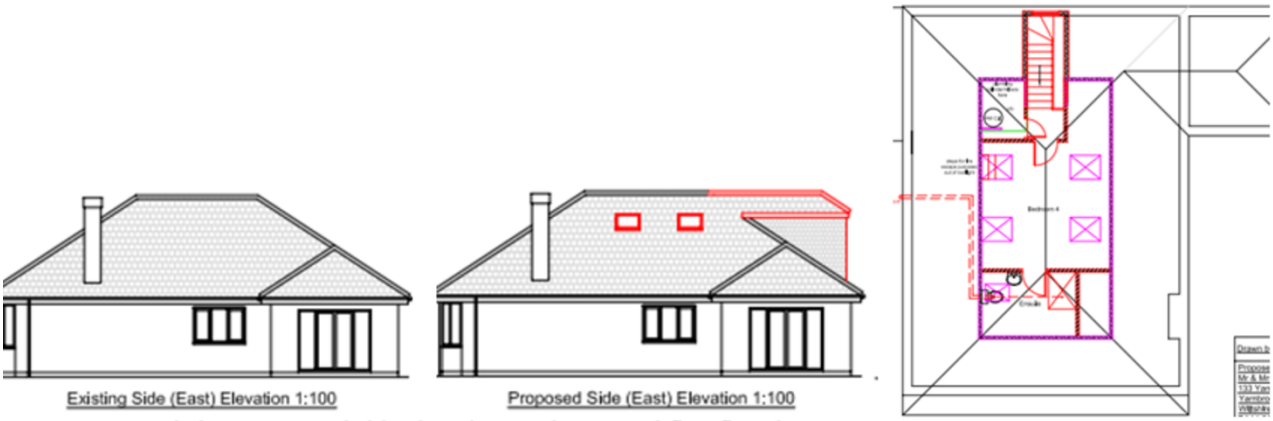
PRINCIPLE OF THE PROPOSAL
The principle of the proposed development is considered to be acceptable, as discussed throughout the following report.

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.

The application is for the proposed conversion of the attic space of the host property to habitable accommodation, together with the construction of a small sized dormer window on the north elevation and the inclusion of four new rooflights. The site address is 133 Yarnbrook Road, West Ashton, whereby the principal dwelling is a detached bungalow located with its own grounds. The following snippets taken from the submitted plans serve to show the proposed works:



Existing & proposed rear elevations



Existing & propsed side elevations and proposed first floor layout.

Design. In terms of design, Core Policy 57 requires new development to make:

"…efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area".

The proposed works would consist of the conversion of the attic space to habitable accommodation by the creation of a fourth bedroom with en-suite and staircase leading to it. It is the inclusion of the staircase which has necessitated the requirement for the dormer window to provide adequate head height and light for the proposed development.

The proposal is considered to comply with the above requirements of CP57 and would be an appropriate addition in terms of design and scale that would allow for the full use of the attic space.

Amenity. In terms of amenity, the scheme would be two storey in height which would see the creation and siting of a small dormer window on the rear north elevation, which faces onto the neighbouring property at No. 131 Yarnbrook Road.

The neighbour at No.131 has written into the Council and expressed concern about being overlooked, whilst this dormer would serve a functional purpose of providing light and head height for the stairwell it does offer the perception of being overlooked to the nearby neighbour, which at present does not exist. The case officer's site visit revealed that the boundary hedgerow between the principal building and No.131 whilst high, is not of such a height as to visually shield the intended dormer window. Consequently, it is considered necessary and relevant to apply a condition ensuring that the fenestration within the dormer window is of obscure glazing, to be retained as such in perpetuity. The proposed use of obscure glazing was explained and

discussed with the planning agent who did not raise any objections to this proposal. The snippet taken from the block plan shows the positioning and orientation of the proposed dormer window in relation to the neighbour to the north at No.131:



There is no such requirement for the proposed roof lights to be obscured glazed, which due to their upward angle of view within the pitched roof structure would not cause any overlooking of neighbours.

Conclusion. Material details having been supplied within the plans, thereby negating the need to condition this aspect, the scheme is appraised as complying with policy and is recommended for approval with conditions as attached.

RECOMMENDATION:
Approve with conditions as attached.

Conditions: (3)

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:

Drawing number/s: AH2023/35 sheet 1 of 3 Existing & Proposed Elevations & Floorplans, AH2023/35 sheet 2 of 3 Existing floor plans, AH2023/35 sheet 3 of 3 Location Plan & Proposed Block Plan received on 05.07.2023.

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

3 The proposed windows within the dormer window shall be glazed with obscure glass prior to the first occupation of the development hereby permitted and shall be permanently maintained as such at all times thereafter.

REASON: In the interests of residential amenity and privacy.