CASE OFFICER'S REPORT

Application Reference:	PL/2023/05081
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	28 July 2023
Case officer:	Tim Furmidge

Site Address:	28 PARK LANE, CHIPPENHAM, SN15 1LL
Proposal:	Proposed demolition of existing Conservatory to rear of dwelling and erecting two storey rear infill extension.
Recommendation:	Approve with Conditions

CASE OFFICER'S REPORT

Application Reference: PL/2023/05081

Proposal: Proposed demolition of existing conservatory to rear of dwelling and erecting two-storey rear infill extension.

Site Address: No.28 Park Lane, Chippenham, SN15 1LL.

Case Officer: Timothy Furmidge

Publicity Expiry: 28/07/2023.

Application Expires: 18/08/2023.

Site Description

The application site relates to No.28 Park Lane, a two-storey stone fronted and brick side and rear built period end of terrace property located within and near to the centre of the town of Chippenham. The site is located on the main road of Park Lane (A420) and of the edge of a residential area where properties within the immediate setting feature similar 2 storey heights, scale, materials and terraced design. The dwelling had been little altered, with only the insertion of a small conservatory structed on the eastern side/rear of the house.

The site is located within the designated Chippenham Conservation Area and is approx. within 26m of a grade II Listed Building at the Little George Hotel, to the south-east and across Park Lane from the site.

Proposal

The application seeks consent for the demolition of existing conservatory to rear of dwelling and erecting two-storey side/rear infill extension. The proposed extension would fill-in the space of the conservatory, be of a similar design, with a small-pitched roof and a valley between the proposed and existing roof. The proposal would be constructed of orange/red brick walls, with white framed Upvc double glazed windows, under an orange/red pitched pantiled roof. All materials would

either match or be sympathetic to the materials used on the existing property and other nearby properties.

Policies

National context:

National Planning Policy Framework 2021 (NPPF)
Planning Practice Guidance (guidance on the policies contained within the NPPF)

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 58 - Ensuring the conservation of the historic environment

Planning History

The site has no recent relevant planning history.

CONSULTATIONS

Chippenham Town Council:

No objection to this application.

REPRESENTATIONS

No representations have been received for this application.

Key issues

- Principle of development
- Impact on the character, appearance and visual amenity of the locality
- Impact upon residential amenity
- Impact on Conservation Area and Heritage Assets.

ASSESSMENT:

Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, and the provisions of the NPPF i.e. para 2, applications for planning permission must be determined 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); the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

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, CP57 and CP58 of the adopted Wiltshire Core Strategy, subject to site specific assessment and related policy consideration and compliance with other policies contained within the development plan.

Design and visual impact:

The proposed development is small in scale and relates well to the existing dwelling and does not suggest that the property is being overwhelmed, as the cumulative effects of the proposal, this would remain subordinate to the host dwelling and its site. The extension is located in the north-eastern corner/rear of the host dwelling and replaces an existing small conservatory (single-storey). As the land rises to the east, the floors are set slightly higher inside, as per the existing dwelling. This only shows externally by the proposed rear window at first floor level being set slightly higher than the existing rear bathroom window. Although this is unusual feature, however, this does replicate the existing rear window at first floor level (as originally constructed). There would be minor interior remodelling to allow for a revised kitchen, small shower room, snug space and a small box bedroom. No part of the front/corner elevations facing the street would be altered or extended by this proposal. Further the proposal would not protrude further than the rear elevation of the host dwelling's rear elevation. To the rear of the property lies long rear gardens of this and other adjacent terraced houses. The development will therefore have no significant overbearing impact or significant loss of residential amenity to local area.

Overall, in terms of scale and design the proposal is considered to have complied with Policy CP57 of the WCS.

Impacts on neighbour amenity:

The application seeks consent for the construction of a two-storey north-eastern rear/side extension to the main existing dwelling. There are one immediate attached neighbour to the west of the site, which is a similar period and designed terraced house at No.29 Park Lane. There are other nearby neighbours, which are separated by a rectangular car-park, but part of these buildings are commercial shop premises No.s 2 & 3, which are located on the junction of Park Lane and Malmesbury Road. The residential part belongs to gardens and terracing housing No.s 4, 5 and 6 Malmesbury Road. These have long gardens or a gravelled car park in the rear spaces.

Although this is two-storey in height and located close to the shared boundary with No.2, however, the elevations are minor in size and form and only the proposed windows would face down the sites garden and not to this neighbouring premises. None of the rear gardens of the Terracing houses rear gardens would be significantly impacted upon by overlooking or loss of visual amenity. The attached neighbour at No.29 would not be impacted by this proposal, as it is away from this extension and none of their amenity would be affected by the scheme.

Therefore, due to its sympathetic and subservient design and rear corner location, it is considered that this proposal would not increase loss of light or outlook significantly and would maintain residential amenity to the north-eastern neighbour. No other nearby neighbours would be impacted upon by this proposal.

It is worth noting that no representations or objections have been received from local residents. The proposal is therefore considered to have complied with Policy CP57 of the WCS.

Impact on Conservation Area and Heritage Assets:

The proposal is located within the north-western edge of Chippenham Conservation Area. However, due to the proposals rear/side location and modest design, it is not considered that it will have a detrimental or harmful impact upon the special character and appearance of the Conservation Area. Therefore, the proposal complies with CP58 of the WCS and S.72 of the

Planning (Listed Building and Conservation Area) Act 1990. The site is also near to a listed buildings to the south-east, at approx. 26m away from the dwelling on site, across a main road of Park Lane (A420). However, it is considered that the proposal will not see a direct impact upon the historic setting or character of the nearby listed buildings, The extent of the side/rear extension is modest and sympathetic and is not considered to result in harm to the setting or character of the Conservation Area or any heritage assets. Therefore, the proposal is considered to be in accordance with Policy CP58 of the WCS and NPPF and is on balance acceptable.

Conclusion:
The proposal will result in no unacceptable impacts to the setting of the residential character of the locality or to neighbouring residential amenity. The proposal is acceptable and on balance in accordance with the development plan and so should be granted permission. In addition, it will not cause further harm to the setting or character of the Conservation Area or any heritage assets and therefore in accordance with CP57 and CP58 of the WCS and NPPF and is on balance acceptable.

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 development:
Existing Elevations Sections and Site Plan 296-101 – Rec: 26th June 2023
Proposed Elevations and Site & Location Plan 296-103 – Rec: 26th June 2023
Proposed Floor Plan 296-102 - Rec: 26th June 2023.

REASON: For 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 to those detailed on the application form and approved plans.

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

Informatives: (2)

4 INFORMATIVE TO APPLICANT:
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.

5 INFORMATIVE TO APPLICANT:
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.