CASE OFFICER'S REPORT

Application Reference:	PL/2023/05779
Application Type:	Householder planning permission
Consultation ends:	10 August 2023
Case officer:	Selina (Nina) Parker-Miles
Site Address:	ANDRHIAN, 115A FOREST WALK, CHAPMANSLADE, WESTBURY, BA13 4AW
Proposal:	Proposed Dormer Roof Alterations
Recommendation:	Approve with Conditions

Proposal and Site Description

This application site relates to Andrhian, 115a Forest Walk, Chapmanslade, a detached chalet style bungalow located off the main route through the village. The general area comprises of a mixture of housing types and styles of different periods and lies within a Special Landscape Area and within the consultation zone of the Bath and Bradford on Avon Special Area of Conservation for bats.

The property benefits from extensive off road car parking provision to the front elevation. This application is seeking planning permission to enlarge the existing dormer roof on the east side elevation and insert some rooflights on the front and rear elevations

Policies

National Context:
National Planning Policy Framework (2019)
Planning Practice Guidance (PPG)

Local Context:
The Wiltshire Core Strategy (WCS)
CP32 – Spatial Strategy for the Westbury Community Area
CP50 - Biodiversity and Geodiversity
CP51 - Landscape
CP57 - Ensuring High Quality Design and Place Shaping
West Wiltshire District Plan 1st Alteration 2004, saved Policy C3 - Special Landscape Area
Wiltshire Local Transport Plan 2011 – 2016

Key Issues

Principle of Development
Design and Visual Impact on the Special Landscape Area
Impact on Neighbouring Amenity
Highway Impact
Ecology

Relevant Planning History
W/77/01053/HIS Erection of extension to provide dining room and kitchen - Approve
W/88/01808/FUL Erection of 12' x 8' conservatory - Approve

Consultation Responses
Chapmanslade Parish Council - No objection

Representations
Consultation consisted of advertisement by site notice and neighbour notification. No representation letters were received.

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 proposed development comprises an extension to an existing residential property set in an established residential curtilage within the settlement boundary of Westbury. The proposed extension is wholly within the residential curtilage and as such the principle of development is acceptable subject to the following considerations.

Design and Visual Impact on the Special Landscape Area
Core Policy 57 requires a high standard of design in all new developments, of particular relevance to householder extensions is paragraph (iii) which requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

CP51 Core Policy 51 of the adopted Wiltshire Core Strategy also states that “great weight will be afforded to conserving and enhancing landscapes and scenic beauty”.

Saved Policy C3 requires the landscape character of this area to be “conserved and enhanced and development will not be permitted which is considered to be detrimental to the high quality of these landscapes”.

As the application site lies within a special landscape area, views into and out of the application site need to be appraised with any potential negative impact of any future development being duly assessed.

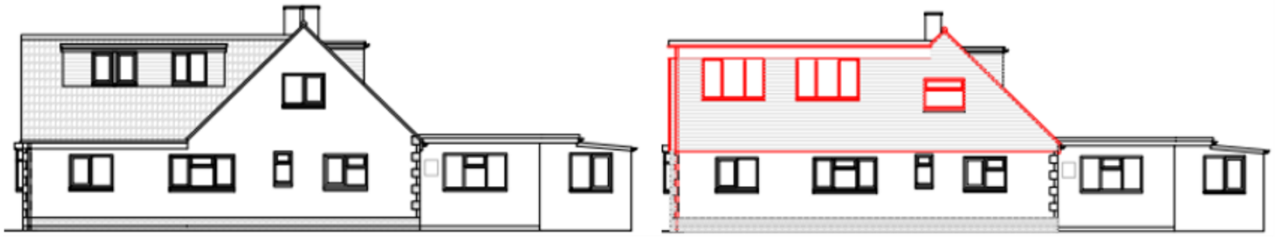
The host dwelling benefits from a detached position with a substantial garden/curtilage including a generous off-road parking area to the front elevation. The host dwelling occupies a relatively

private position accessed via a single-track road serving a handful of properties, set back from the main road through the village.



Google Earth image of the application site

The proposal relates to alterations to the existing dormer positioned on the east side elevation. The applicant proposes extending the built form to incorporate the whole of the roofscape adjoining the existing pitched roof gable end. The windows would be inserted at a similar position to the existing ones. To the front and rear elevations at the first-floor small roof lights would be inserted with minor alterations to the existing fenestration within one of the rear dormer windows, and the chimney would be removed.



Existing (left) and proposed (right) side elevation

The extended form would extend over the existing footprint of the host dwelling contained within the built envelope of the application site and the applicant seeks to utilise materials to match existing with white UPVC fenestration, a rubber membrane roof and UPVC cladding to the dormer cheeks and face. The majority of the proposed form would be contained within the private residential rear curtilage of the host dwelling and only glimpsed views would be obtainable from the street scene.

Given the limited extent of works it is considered that the proposed works would by virtue of their height, scale and design constitute a complementary addition to the host dwelling that would appear commensurate to the size of the property and plot. The development would therefore comply with Policy CP51 and CP57 and it is considered that the proposal would not detrimentally impact the wider valued landscape character of the Special Landscape Area.

Impact on Neighbouring Amenity

Core Policy 57 of The WCS states that applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through having 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, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

All windows proposed would look out over the applicant's private gardens to the front side and rear, replicating the existing arrangement of the host dwelling, therefore, no overlooking concerns are raised.

No substantive concerns are raised with respect to overshadowing or overbearing effects. The host dwelling benefits from a detached position with adequate separation distances to the adjacent neighbours, and benefits from well-established boundary treatments. No significant concerns are raised with respect to overshadowing or overbearing neighbouring harm pursuant to this application to bring about a material alteration to the existing first-floor fenestration.

There would be no harmful impacts on neighbouring amenities when tested against CP57 and the Framework.

Ecology Matters
The application site sits within the Bath and Bradford on Avon Special Area of Conservation for bats and as this application involves disturbance to the existing roof due consideration has to be given to the potential disturbance of any bats because of the proposed development. As a precautionary measure, an informative would be added to any decision that in the event any evidence of bat activity is detected the applicant should follow the advice of a professional ecologist or contact Natural England.

RECOMMENDATION: Approve with conditions

Conditions: (2)

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:

Existing and Proposed Elevations and Proposed Floor Plans DWG No AH2023/39 Sheet 1 of 3
Existing Floor Plans DWG No AH2023/39 Sheet 2 of 3
Site Block and Location Plan DWG No AH2023/39 Sheet 3 of 3
All Plans Received 13.07.2023

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

Informatives: (1)

3 If bats or evidence of bats are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact Natural England's Bat Line through the internet.