DELEGATED REPORT

Application Reference:	PL/2023/05094
Application Type:	House Holder Planning permission
Site Address:	158 London Road, Chippenham, SN15 3BD
Proposal:	Single storey side extension.
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for a single storey side extension. The extension will be in reconstructed stone block to the elevations with a concrete tiled lean-to roof. The extension will come forward of the principal elevation of the dwelling by approximately 0.76 of a metre and extend across the front of the house by approximately 2 metres to form an open porch over the front entrance door. The extension will project past the rear elevation by approximately 2 metres attaching to an existing single storey rear extension.

The roof will be a hipped lean-to style. The height of the roof is approximately 3.3 metres with an eaves height of approximately 2.5 metres.

The single storey will come towards the west side boundary of the property finishing at approximately before the boundary approximately 300 mm at the front and 600 mm towards the rear.

SITE DESCRIPTION/CONTEXT

The property known as 158 London Road is a semi-detached dwelling located within the Town of Chippenham. The property has reconstructed stone elevations with a concrete tiled roof and has replacement white double glazed windows.

The property is situated to the north side of the main London Road (A4) within Chippenham among a mix of dwellinghouse styles, there are several listed buildings within the vicinity, the listed building closest to the application proposal is no. 156 London Road approximately 10 metres from the boundary.

PLANNING HISTORY

None relating to the property.

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 10: Spatial Strategy for Chippenham Community Area
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Ensuring the conservation of the Historic Environment
Core Policy 61: Transport and Development

Core Policy 64: Demand Management

National Planning Policy Framework 2021 (NPPF)
Section 2: Achieving sustainable development
Section 12: Achieving well designed places
Section 16: Conserving and enhancing the historic environment.

ISSUES

- Principle of Development
- Scale and design
- Heritage
- Residential amenity
- Access and parking

CONSULTATION

Chippenham Town Council: No objection.

REPRESENTATIONS

A representation has been received from a neighbouring occupier in support of the proposal. The comments are summarised below:

- Support the neighbour in enhancing their house.
- Plans appear well-executed.

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 National Planning Policy Framework (NPPF) is a key material planning consideration. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

Principle of Development

Decisions on planning applications are made in accordance with the policies contained in the Wiltshire Core Strategy and government guidance.

The principle of domestic extensions, alterations and/or outbuildings within the curtilage of existing dwellings is considered acceptable, providing those proposals are complaint with the requirements of relevant policies

within the development plan. The proposal is for development of a dwelling house for ancillary accomodation and is therefore considered to be acceptable in principle subject to meeting other policies which are discussed below.

Scale and design

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. Sections 12 of the NPPF expects a good standard of design.

The extension is single storey set to the side of the existing dwelling and proposes the use of materials to match that of the host dwelling. The proposed single storey extension is considered to be subservient to the host dwelling and of proportions and design to be in keeping with existing dwelling. The proposed materials are matching the existing building and the proposal has a shallow hipped roof design. The property is set back from the highway by approximately 11 metres, the extension will be to the side of the house with a relatively small projection to the front forming an open porch with lean-to roof. The design is considered to integrate well with the existing building and to the street scene in general.

The Chippenham Town Council have no objection to the proposal.

The proposal is considered to be in accordance with CP 57 of the WCS in terms of scale, elevational design, materials and to respond positively to the existing townscape.

Heritage

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for works which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities in determining planning applications affecting a Conservation Area to pay special attention to the desirability of preserving or enhancing the character or appearance of that conservation area.

Core Policy 58 states that development should protect, conserve and where possible enhance the historic environment. Section 16 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

The pair of dwellings situated to the west of the application site are known as no. 154 and 156 London Road Chippenham and are grade II Listed Buildings.

The property of no. 156 London Road has a driveway and side gardens of approximately 5 metres in width to the side boundary closest to the proposal. The common boundary between no. 156 and the application site is of an established hedge approximately 3 metres in height. The proposed single storey extension is

approximately 2.5 metres to the eaves and approximately 3.3 metres where it attaches to the side of the existing dwelling.

The principal elevation of no. 158 London Road is set back in relation to the listed building of no.156 by approximately 8 metres. Given the scale of the proposed extension, the siting of the extension and subservient nature of the extension to the existing dwelling which appears as a modest addition at approximately 2 metres in width together with the intervening established planting to the boundary between the development and the listed building it is considered that no harm can be identified to the listed building from the proposed extension.

The proposal is found to preserve and cause no harm to the setting of the nearby listed building in accordance with CP58 of the WCS and section 16 to the NPPF.

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.

The neighbouring properties most sensitive to the proposal are no. 160 London Road which is the attached neighbouring house and the neighbouring property no. 156 London Road to the west.

The proposed extension is to the far side west side to the pair of houses in relation to the joined neighbouring house no. 160 London Road, there would not appear to be any impacts upon the amenities of the occupiers. However, the existing rear single storey extension will have the roof altered from a flat roof at approximately 2.8 metres in height to a lean-to roof with a maximum height of approximately 3.3 metres where it attached to the rear elevation of the house with an eaves height of approximately 2.5 metres. No. 160 London Road has an existing single storey lean-to extension to a similar depth as the existing extension to the rear of no. 158. It is considered given the existing arrangement that there will be no unacceptable impacts to the amenities of the neighbouring occupiers from overbearing or overshadowing.

In respect of no. 156 London Road, the single storey extension will project towards the common boundary, it will be situated approximately 300 mm off the boundary at the front and approximately 600 mm at the rear. The extension is single storey with a lean-to roof the side elevation is approximately 2.5 metres to the eaves. There are two high level windows to the side elevation, and a roof light is proposed to towards the front of the extension over the proposed playroom.

It is considered that given the scale, orientation, and siting of the extension against the side elevation of no. 158 London Road, the extension will not give rise to any unacceptable impacts from overbearing, overshadowing or overlooking.

There have been no representations received from the neighbouring occupiers at no. 156 London Road or no. 160 London Road. A representation of support has been received from a neighbouring occupier at no. 162 London Road which supports the proposed improvements to the property.

The proposal is considered not to give rise to any unacceptable impacts upon the neighbouring occupiers and is found to be in accordance with CP 57 of the WCS.

Access and parking

Wiltshire Core Strategy policy CP61 states that new development should be capable of being served by safe access to the highway network. Core Policy 64, states that provision of parking associated with new residential development will be based on minimum parking standards.

The existing access is to the front of the property off the main London Road. There is parking for approximately 3 cars to the front driveway. The proposal does not alter the existing access or parking arrangements. The front element of the existing and open porch will project approximately 0.76 of a metre which is in line with the existing front bay window of the house. The parking capacity to the front driveway will not be significantly changed by the extension.

The property is a three-bedroom house, the extension will provide a ground floor playroom. The Wiltshire Highways Parking Standard would require a four-bedroom dwelling to have three off road parking spaces.

The parking and access arrangements remain unchanged, the proposed development is found to meet with the required parking standards.

The proposed development is found to be in accordance with policy CP 61 and CP 64 of the WCS.

CONCLUSION

The proposed extension is considered to be of scale, design, materials and siting to be in keeping with the host dwelling and local area in general. There are considered to be no unacceptable impacts to the amenities of neighbouring occupiers. The proposal will preserve the setting of the nearby listed building. There are no impacts to the Highway access and parking requirements meet with Wiltshire Highways requirements. The proposal is found to be in accordance with CP 57, CP 58 , CP61, and CP 64 of the WCS as well as relevent sections to the NPPF.

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 and documents:

   Site location plan 1:1250 Scale and Site Plan 1:500 Scale

Drawing no. 2538/1 - Existing Floor Plans - 1:50 Scale

Drawing no. 2538/2 - Proposed Ground Floor - 1:50 Scale

Drawing no. 2538/3 - Existing and Proposed Elevations 1:100 Scale - all received 23rd 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 match in material, colour and texture those used in the existing building.

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

4. 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.

5. 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.

6. 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.