DELEGATED REPORT

Application Reference:	PL/2023/05039
Application Type:	House Holder Planning Permission
Site Address:	323 Quemerford, Calne, SN11 8LD
Proposal:	Single Storey Glass Room to the Rear
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application is for a single storey glass addition to the rear elevation of a residential dwelling.

The extension is to have glass elevations and a glass roof and will project approximately 3.4 metres off the original rear elevation of the property. The width is approximately 4 metres. The height is approximately 2.7 metres at the point where it meets the eaves of the existing dwelling and has an eaves height of approximately 2.1 metres.

The side elevations are of a glass sheet, the rear elevation has sliding glass doors. The roof is of glass panels. The structure has a gutter system built into the supporting frame. There are aluminium infill panels between the rear elevation of the dwelling and the glass sides, which fill the gap under the existing soffit/eaves of the property.

The glass structure is sited in from the boundaries of the neighbouring properties by approximately 5.7 metres from the common boundary to the north side and approximately 8 metres from the common boundary to the south side.

The glass room is proposed as a garden room, it will be sited over existing rear patio doors of the property there will be no opening made to the house, it is proposed to allow for a covered space for the use of the garden in all weather.

The application is made for ancillary accommodation for use of the existing residential property.

SITE DESCRIPTION/CONTEXT

The property known as 323 Quemerford is a single storey semi-detached bungalow situated down a narrow access lane off the main A4 road within the settlement boundary of the Town of Calne. The property has previously been extended to the south side by a single storey extension and one outbuilding subject to the application 13/07309/FUL, there are several other outbuildings to the rear garden and a covered area to the side of the dwelling. There is a further garden area to the rear of the original gardens of the property identified in blue on the site location plan for which planning permission has been granted for use as garden application 16/07389/FUL refers.

There are no other designations upon the property.

PLANNING HISTORY

13/07309/FUL – single storey side extension new garage workshop – Approved.

16/07389/FUL – retention of extended garden area – Approved with conditions.

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 8: Spatial Strategy for Calne Community Area
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 61: Transport and Development
Core Policy 64: Demand Management

Calne Neighbourhood Plan - made February 2018
Policy BE2 – Design Principles for Local Distinctiveness.

National Planning Policy Framework 2021 (NPPF)
Section 2: Achieving sustainable development
Section 12: Achieving well designed places

ISSUES

- Principle of Development
- Scale and design
- Residential amenity
- Access and parking
- Other matters – Permitted Development

CONSULTATION

Calne Town Council – Support the application.

REPRESENTATIONS

The application was publicised by direct neighbour letter. Three representations have been made two of “no objection”, and one representation with points raised about the amount of development at the property these are summarised below the full comment is available to view on the website.

- Additional 50% of buildings at site to that which existed at the time of original building as existed on the 1st July 1948.
- The glass house at 11 square metres further exceeds the 50% of permitted development rights.
- Description of existing buildings at the site which may be in breach of permitted development.
- Buildings developed in breach of Class A & E of permitted development rights.

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 a house holder development within the residential curtilage of the existing dwellinghouse and is therefore considered to be acceptable in principle, other matters 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 proposal is of glass construction as an ancillary garden room to the property. The scale of the proposal is subservient to the host dwelling being set in approximately 5 metres from the north boundary and approximately 8 metres from the south side boundary. The extension will project into the garden of the original rear elevation by approximately 3.4 metres.

The materials are of all glass elevations and roof with aluminium powder coated posts and profiles which support the glazing. The addition is considered to preserve the appearance of the existing property as it is of a lightweight elevational design.

The glass room is to the rear enclosed gardens of the property, the boundaries to the rear garden are of close boarded timber fence at approximately 2 metres in height with established shrubs in excess of the

height of the fence appearing above the fence from the neighbouring boundary beyond the fence to the north. To the south boundary there is an established boundary hedge approximately 2 metres in height. The proposal is considered to be well contained within the existing curtilage and not visible in the street scene.

Comments have been received that there are existing buildings and extensions at the property that have resulted in the area of development within the curtilage of the dwellinghouse being developed in excess of 50% of the original area within the curtilage of the dwellinghouse as existed on 1st July 1948. In addition, the glass extension will add a further 11 square metres of development area. This matter is addressed further on in this report under "Other Matters". However, the proposed glass extension is considered as a subservient addition to the existing dwelling and in keeping with the existing arrangement of buildings in the rear garden. The proposal to add the glass extension to the site is not considered to result in overdevelopment or any harm that would warrant a refusal of the application in design terms.

The design would meet the aims of the Calne Community Neighbourhood Plan BE2 which requires features of the development are identified as forming the locally distinctive elements in Calne and Calne Without – the development is well screened by the hedges and boundaries of the site and is considered to enrich the living experience and health and well-being of current and new residents.

The scale, design, materials and siting of the proposal is considered to be in accordance with CP57 of the WCS and BE2 of the CNP.

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 closest neighbouring property to the site is no. 321 Quemerford which is the attached neighbouring property to the north. The proposal is single storey with a maximum height of approximately 2.7 metres reducing to the eaves height of approximately 2.1 metres. The building is sited in from the common boundary with no. 321 Quemerford by approximately 5 metres. The boundary is well screened by a timber fence and established vegetation growing above the hedge within the neighbour's side of the fence.

To the south of the site the closest neighbouring properties are nos. 327 and 329 Quemerford, the glass room is approximately 8 metres north of the rear boundaries of these properties. The occupiers of these properties have commented on the application making "no objection".

Due to the scale of the extension, the intervening boundary treatments and the distances of the proposed development from the boundaries there are considered to be no unacceptable impacts upon the amenities of neighbouring occupiers from overbearing or overshadowing.

The Calne Town Council support the proposal.

One representation has been received to comment on the amount of development that has take place within the curtilage of the building since it was built or as it stood at 1st July 1948 these points are discussed below. No matters relating to amenity have been raised.

The development is not considered to give rise to any unacceptable impacts to the amenities of neighbouring occupiers therefore the proposal is considered to be in accordance with CP57 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 property has existing highway access to the single-track lane which leads from the main road at Quemerford (A4), there is existing driveway parking to the front of the dwelling for approximately 3 vehicles.

The development is to take place to the rear garden of the dwelling, the proposal for a garden room is not considered to impact upon the parking requirements for the property.

The parking and highway arrangements are found to be unchanged, therefore, the proposal is considered to be in accordance with CP 61 and CP 64 of the WCS.

Other matters

One comment has been received raising the existing extensions and outbuildings at the property noting the extension and outbuilding granted planning permission under ref: 13/07309/FUL and in addition a summerhouse, small summerhouse, shelter, greenhouse and side covered enclosed area to the property. These additions are noted and were observed by the case officer at the site visit.

The comments are appreciated, however, concerns about any alleged breach of planning control may be assessed by the Wiltshire Planning Enforcement Team as to whether further planning permissions may be required.

The effect of “Permitted Development Rights” may not prevent development taking place over a limit of 50% in area at a property but set out criteria where planning permission be required for that development. The principle of proposed developments are assessed on a case by case basis.

CONCLUSION

The proposal is considered to be elevational design, materials and scale in keeping with the host dwelling. No unacceptable impacts from overbearing or overshadowing have been identified to impact upon the amenities of neighbouring occupiers due to the development. The parking and highway access arrangements are unchanged. The proposal is considered to be in accordance with CP 57, CP 61 and CP 64 of the WCS and policy BE 2 of the Calne Neighbourhood Plan.

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:

   Drawing no. 35729-05 - Location Plan 1:1250 and Block Plan 1:500

   Drawing no. 35729-01 - Existing Floor and Roof Plan - 1:100 Scale

   Drawing no. 35729-02 - Existing Elevations 35729-02 1:100 Scale

   Drawing no. 35729-03 - Proposed Floor and Roof Plan - 1:100 Scale

   Drawing no. 35729-04 - Proposed Elevations 1:100 Scale - all received 30th June 2023.

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

3. 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.

4. 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.

5. 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.