CASE OFFICER'S REPORT

Application Reference:	PL/2023/05320
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	02 August 2023
Case officer:	Amelia Rose

Site Address:	61 WESTBURY PARK, ROYAL WOOTTON BASSETT, SWINDON, SN4 7DN
Proposal:	Single storey rear extension.
Recommendation:	Approve with Conditions

SITE DESCRIPTION

The site constitutes a two-storey semi-detached dwelling to the north-east of Westbury Park. The dwelling is composed of red brick walls with a plain tile roof and uPVC fenestration. The site lies within the development boundary of Royal Wootton Bassett and within the Royal Wootton Bassett Neighbourhood Plan (2018) area.

PROPOSAL

The application seeks planning permission for a small single storey extension to the rear of the existing dwelling.

POLICIES

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

National Planning Policy Framework (2021):
Section 2 Achieving Sustainable Development
Section 4 Decision-Making
Section 12 Achieving Well Designed Places

Wiltshire Core Strategy Adopted January 2015 (WCS)
Core Policy 1 – Settlement Strategy
Core Policy 2 – Delivery Strategy
Core Policy 19 – Royal Wootton Bassett and Cricklade Community Area
Core Policy 57 – Ensuring high quality design and place shaping

Saved policies of the North Wiltshire Local Plan:
None

Royal Wootton Bassett Neighbourhood Plan (made 2018)
Policy 7: Design

RELEVANT PLANNING HISTORY

None relevant.

CONSULTATION RESPONSES

RWB Town Council: No objection.

REPRESENTATIONS

One representation was received from a neighbour residing at the dwelling to which 61 Westbury Park adjoins to the south-west. The neighbour expressed significant concerns over the position of the proposed extension abutting the boundary which they considered would result in a severe loss of light to the rear of their dwelling. Full details of the objection can be found online. The amenity concerns will be addressed in the following section of the report.

PLANNING ISSUES

Those issues deemed to be most pertinent to the determination of the application are as follows:

- Principle of development
- Impact on the character and appearance of the area
- Neighbouring amenity

Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:
"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

Section 70(2) of the Town and Country Planning Act 1990 provides that:
In dealing with an application for planning permission, the authority shall have regard to:

- the provisions of the development plan, so far as material to the application,
- a post-examination draft neighbourhood development plan, so far as material to the application,
- any local finance considerations, so far as material to the application, and
- any other material considerations.

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) and the Royal Wootton Bassett Neighbourhood Plan 2018.

Principle of development

The principle of providing and extending facilities in association with existing residential accommodation is considered acceptable and in accordance with Core Policies 1, 2 and 57 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.

Impact on the character and appearance of the area

The promotion of high-quality design is encouraged through the planning system and is reflected in Core Policy 57 of the Wiltshire Core Strategy. The policy requires a high standard of design in all new developments, including extensions, alterations, and changes of use of existing buildings. New development is required to relate positively to the existing pattern of development (i.) and 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 (iii.). Paragraph 130 c) of the NPPF similarly requires development to be sympathetic to local character and history, including the surrounding built environment and landscape setting.

The proposed single storey rear extension would extend 3m from the rear wall of the dwelling adjacent but slightly set in from the boundary. The extension would be of a lean-to style, with materials to match the existing, and would appear subservient to the main dwelling.

The proposed single-single storey rear extension would be likely to have little impact on the character and appearance of the locality, primarily due to its siting at the back of the house and the plot being surrounded by other development.

Accordingly, the proposal would have an acceptable impact upon the character and appearance of the locality in accordance with the provisions of Core Policy 57 and NPPF Paragraphs 130 and 134. The proposal would have no additional landscape impact and thereby accord with the provisions of WCS Core Policy 51 and NPPF Paragraph 174 b).

Neighbouring amenity

Section vii of Core Policy 57 of the WCS refers to the need to protect the amenities of existing occupants and to make sure that appropriate levels of amenity are achievable within the development itself. Additionally, Paragraph 130 (f) of the NPPF states planning decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the equality of life or community cohesion and resilience.

Though the proposal would lie parallel to the boundary with the neighbour to the north, it will be slightly set in and would be 3m in depth, a depth of which would be allowed under permitted

development for a semi-detached dwelling which is therefore considered acceptable. The extension would have a lean-to style sloping roof with an eaves height of 2.3m and a maximum height of 3.7m which would also within the restrictions of permitted development. Only a small triangular upper part of the extension including the top of the wall and roof structure would be visible above a standard 2m high boundary fence from the neighbouring garden which is not considered to result in a significantly detrimental loss of sunlight or daylight to the neighbour or cause an unacceptable overbearing impact. The proposal is considered acceptable in amenity terms in accordance with the provisions of Core Policy 57 of the WCS and Paragraph 130 of the NPPF.

CONCLUSION

The proposed development accords with the provisions of the development plan and with relevant paragraphs of the National Planning Policy Framework 2021.

RECOMMENDATION:

That Planning Permission be GRANTED subject to the following conditions:

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:
Site location plan. Received 03 July 2023.
Existing/Proposed Floor Plans & Elevations, drawing number 23/027. Received 03 July 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 extension hereby approved shall match the existing dwelling.
REASON: In the interests of visual amenity and the character and appearance of the area.

Informatives: (3)

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 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.

6 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.