CASE OFFICER'S REPORT

Application Reference:	PL/2023/04937
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	31 July 2023
Case officer:	Hilary Baldwin

Site Address:	22 HONEYHILL, ROYAL WOOTTON BASSETT, SWINDON, SN4 7DX
Proposal:	Garage conversion, Extension to rear with single basement workshop, Loft Conversion extended across existing garage, Existing rear side porch demolish and rebuild to current regulations, Required renovations and internal modifications to existing property
Recommendation:	Approve with Conditions

Proposal and Site Description

Proposal

The application seeks planning permission for the remodelling of this detached, single-storey property. The works would comprise the conversion of the existing garage to habitable accommodation, a hipped roof, two storey rear extension which would also include a basement room below the existing floor level, a roof extension and loft conversion for additional bedrooms which would space across the original garage roof. Internally the rooms would be remodelled and stairs inserted for first floor access and floor levels would change internally to accommodate the two storey extension. Two small dormer windows are proposed on the front roofslope with one to the rear.

In terms of materials, the existing roof tiles would be matched over the extent of the extended roof, the elevations would be rendered and painted white/cream and all fenestration would be upgraded to grey upvc.

Internally, the development would provide for three additional bedrooms and two extra bathrooms and enlarged living accommodation.

During the course of the proposal, revised plans were received which reflect advice given to the applicant regarding the design and visual impact within the street scene. It is these revised plans on which this report is based. As the revisions reduced the roofscape and size of dormer windows, re-consultations to statutory bodies and neighbours were not deemed necessary.

Site Description

The application site comprises a single-storey, detached dwelling set on the southern side of the highway. The site on which the property and the adjacent properties is sited, slopes steeply down to the south of the site with the original properties provided with an external staircase to access the garden. The properties on this side of Honeyhill benefit from large gardens which are unoverlooked to the rear. Most have frontage parking and garaging and No 22 has highway access leading down from the highway to an original garage.

Many of the adjacent and nearby properties in Honeyhill have been extended and altered over time, with No 22 being one of the last remaining original properties. There is therefore an eclectic mix of dwellings with an array of architectural approaches and palette of materials. Notwithstanding this, the properties provide views between them to mature trees along a small brook and there is an open and spacious feel to the front gardens.

The site lies within the settlement boundary of Royal Wootton Bassett but is outside of the designated Conservation Area and not in close proximity to any heritage asset.

Policies

National Context:

National Planning Policy Framework (NPPF) 2021
Paragraph 11 – Presumption in favour of sustainable development
Paragraph 130 - Function and form of Development

Planning Practice Guidance (PPG)

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

Royal Wootton Bassett Neighbourhood Plan – Made April 2018
Policy 7 – Design

Key Issues

Principle of Development
Impact on the character and appearance of the settlement
Impact on adjacent neighbouring occupiers
Access, Parking and Highway Safety

Relevant Planning History

There is no planning history on the site or on adjacent site which is considered to impact upon the determination of the current proposal. However, it is noted that the adjacent property to the west has been upwardly extended, extended to the rear and altered in terms of materials and internal layout.

13/03368/FUL - Extensions & Alterations (Resubmission of 12/03916/FUL).
Approved with Conditions

Consultation Responses

RWB Town Council – No objection made.
Highway Engineer - No Objections.

Representations
5 Representations were received.

Main Reason for Comment – 2 Letters Received
• windows on eastern side elevation to be opaque glazed to prevent overlooking.
• unsure if same house that is undergoing a lot of work as no notification received.

Main Reason for Support – 1 Letter Received
• adjoining neighbour and very happy to support the plans.

Main Reason for Additional Comment – 2 Letters Received
• applicant's response to letters of rep 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 principle of providing and extending facilities in association with existing residential accommodation is considered acceptable in principle and in accordance with policies CP1, CP2 and CP57 of the adopted Wiltshire Core Strategy, subject to assessment of site specific impacts, related policy considerations and compliance with the other policies contained within the development plan and the guidance and provisions as contained within the National Planning Policy Framework.

Impact on the Character and Appearance of the Area
The planning system promotes high quality development through good inclusive design and layout and the creation of safe, sustainable mixed communities. Good design should be indivisible from good planning and recognised principles of good design seek to create a high-quality built environment for all types of development.

The site lies wholly within the urban settlement of Royal Wootton Bassett and within the designated settlement boundary. The scale and bulk of the development is considered acceptable and due to the enclosed and topographically lower level of the rear garden, the works to the rear would not be clearly visible from the public realm.

Whilst considered a large extension when viewed from the rear, the overall development is considered acceptable and would not result in overdevelopment of the site. Similar works have been undertaken to an adjacent dwelling in Honeyhill and whilst that property has had a full first floor extension, its hipped roof slope allows views through between the dwellings from the adjacent highway. The revised plans supporting this application have included a small hipped roof detail on the western end of the roof and the eastern side hipped roof would be retained. It is noted that although the development would provide for two floor levels within the property and a

basement room, the design and articulation responds the steeply sloping nature of the site. When viewed from the adjacent highway, the development would be viewed as a small extension to the roofscape with two dormer windows within the front elevation. It is noted that the overall fenestration layout would change, including the location of the front entrance door, but each property in the locale has a differing architectural approach and in this respect the alterations would not look of our place or detract from the character and appearance of the streetscene or area.

The roofing material would match the original roof and albeit new painted render and fenestration is proposed, again, these are not considered out of character to nearby properties and would modernise this otherwise, last remaining original dwelling.

A condition is recommended to ensure that the proposed materials are as stated can be added to any approval notice. Such a condition is considered appropriate and necessary in this instance.

It is noted that the Town Council has raised no objections to the proposal or made reference to the Made Neighbourhood Plan.

In this instance, due to the size and location of the development, and the use of appropriate quality material detailing to match the existing property, the proposal is considered to be in compliance with CP57, the Made RWB Neighbourhood Plan and the guidance and provision of the NPPF.

Impact on Adjacent Neighbouring Occupiers

The proposed extension is not considered to result in any significant detrimental increase on amenity of the adjacent neighbouring occupiers or result in overlooking, loss of outlook or noise impact.

Three un-associated letters of representation were received which vary from support of the development, to a request for opaque glazed windows on the western side elevation to the extended rear element. The applicant responded accordingly regarding the opaque glazed fenestration and it is recommended that a condition is appended to any grant of permission to ensure such glazing is installed. Such a condition is considered appropriate and necessary and to meet the 6 tests for conditions.

Access, Parking and Highway Safety

The proposed development would increase the bedroom provision from two to five and include the loss of an original single garage adjoining the property. Accordingly, the Council's Highway Engineers were consulted for their specialist views. However, there is no objection to the proposal from that service and the development would still provide for off-road parking for two vehicles within the front amenity space. Furthermore, the site is located close to the town centre for access to community support facilities and there are no parking restrictions in this cul-de-sac location.

Conclusion

As such, the proposal would not conflict with the statutory requirements, as well as the national and local planning policies and the Royal Wootton Bassett Neighbourhood Plan and can be

supported. The proposal would not result in harmful impacts to the residential character of the locality or to residential amenity.

It is therefore recommended that the application should be permitted subject to relevant conditions.

Conditions: (4)

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. Received on 20 June 2023
001 Existing Elevations. Received on 20
003 Existing and Proposed Ground floor Layout. Received on 20 June 2023
006 Existing Ground Levels. Received on 20 June 2023
007 Existing Block Plan. Received on 03 July 2023
008 Proposed Block Plan. Received on 03 July 2023
009 Proposed Basement Workshop. Received on 03 July 2023
010 Proposed Elevations. Received on 27 July 2023
011 Proposed Street Scene. Received on 27 July 2023
012 Existing and Proposed Roof Layout. Received on 27 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 external surfaces of the development hereby permitted shall be as stated on the application form and approved plans.

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

4 Before the development hereby permitted is first in beneficial use, the windows in the western side elevation of the extend ground floor level as shown on Drawing Ref: 010, shall be glazed with opaque glass only and the windows shall be permanently maintained with opaque glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

Informatives: (4)

5 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

6 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.

7 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.

8 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.