CASE OFFICER'S REPORT

Application Reference:	PL/2023/05313
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	04 August 2023
Case officer:	Stefan Galyas

Site Address:	14 Bennett Hill Close, Royal Wotton Bassett, Swindon, SN4 8LR
Proposal:	Conversion of the existing conservatory, built under planning permission 03/02804, to an brick and tiled extension utilising the same footprint.
Recommendation:	Approve with Conditions

Site Description

The application relates to No.14 Bennett Hill Close, a detached two storey dwelling situated on the south-eastern side of the cul-de-sac. The dwelling has previously extended to its rear elevation through the addition of a single storey conservatory. The site is set within a tight corner plot with limited rear garden amenity space. The dwelling is accessed by a paved front driveway and further parking provision is provided through a double garage outbuilding. The dwelling is composed of cream-coloured exposed bricks, a tile hung gable end, concrete roof tiles and uPVC fenestration.

The sites locality is characterised by modern estate housing of varying designs, materials and finishes, creating visual interest along the street scene.

The site is located within the defined settlement boundary for Royal Wootton Bassett, identified as a Market Town by the Wiltshire Core Strategy.

There is a footpath linking Bennett Hill Close to Bardsey Close to the sites rear (eastern) boundary.

Proposal

The application seeks planning permission for the conversion of the existing conservatory to a brick and tiled extension. External materials would constitute cream coloured brickwork walls, interlocking concrete roof tiles and triple glazed windows and French doors.

Policies

Local Context:

Wiltshire Core Strategy (WCS) Adopted 2015

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

Royal Wootton Bassett Neighbourhood Plan Made 2018

Policy 7 – Local Character

National Policy
National Planning Policy Framework (NPPF) 2021
Paragraphs 2, 11, 12, 47, 110-112, 126 & 130.

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.

Key Issues
Principle of Development
Impact on the Character, Appearance and Visual Amenity of the Locality
Impact on Adjacent Neighbouring Occupiers

Relevant Planning History
N/03/02804/FUL – Conservatory. Approved with Conditions 03/12/03.

Consultation Responses
Royal Wootton Bassett Town Council: No objection

Representations
There were no letters of representation received in response to the proposal.

Principle of Development
The principle of extending or altering an existing dwellinghouse located within the defined settlement framework is considered to be acceptable and in accordance with Core Policies 1, 2, 19 and 57 of the WCS.

Impact on the Character, Appearance and Visual Amenity of the Locality
Core Policy 57 of the WCS requires a high standard of design in all new developments, including extensions, alterations and changes of use of existing buildings. Development is expected to draw on the local context and to compliment the locality. It is required to respond positively to the existing townscape in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooftiles.
Policy 7 of the Royal Wootton Bassett Neighbourhood Plan requires that development must respect local character.

Paragraph 130 of the NPPF states, among other matters, that development should be visually attractive as a result of good architecture and be sympathetic to local character. The need for good design is reinforced by the National design Guide (2021).
The proposal would be contained to the dwellings rear elevation and would likely be perceivable from Squires Hill Close looking from the south-west towards the north-east. Additionally, the proposed development would be visible from the public footpath to the sites rear boundary when looking from east to west. The proposal would use the existing conservatory's footprint and would remain visibly subservient to the principal element of the dwelling. Additionally, the use of matching cream coloured brickwork and matching interlocking roof tiles. It is considered that the proposal would not introduce an incongruous development to the locality and would assimilate well to its surroundings.

Impact on Adjacent Neighbouring Occupiers
Core Policy 57 57(vii) of the WCS stipulates that new development must regard the compatibility of itself to adjoining buildings. The development must regard the impact on amenities to existing occupants and ensure appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing and pollution.
The proposed development would likely mirror the existing view from the conservatory and would face out towards the boundary treatment. Accordingly, the proposal would not give rise to an unacceptable overlooking impact.
The impact upon the amenities of the occupiers of relevant neighbouring dwellings and upon the host dwelling have been assessed and found to be acceptable.

Conclusion
It is concluded that the proposed development is acceptable in principle and in design and amenity terms, in accordance with Wiltshire Core Strategy Core Policies 1, 2, 19 and 57 Policy 7 of the Royal Wootton Bassett Neighbourhood Plan and the relevant paragraphs of the NPPF.
The proposal accords with the adopted development plan and as such, should be granted permission.

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:

Proposed Elevations
Existing and Proposed Ground Floor Plans
Location and Site Block Plan
Existing Elevations
All received 6th 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 match in material, colour and texture those detailed on the application form and approved plans.

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 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.