CASE OFFICER'S REPORT

Application Reference:	PL/2023/05519
Application Type:	Householder planning permission
Site Inspection:	12 July 2023
Consultation ends:	31 August 2023
Case officer:	Helena Carney

Site Address:	Kingston Cottage, 278, West Grafton, Marlborough, SN8 3BY
Proposal:	Demolition of existing extension to north elevation and erection of 2.5-storey extension
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 50: Biodiversity and Geodiversity
Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design & Place Shaping
Core Policy 64: Demand Management

The Wiltshire Local Transport Plan 2011 – 2016: Car Parking Strategy (March 2011)

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

ISSUES

- Impact upon amenity of occupiers of neighbouring properties
- Scale, design and materials
- Impact upon ecology
- Highway safety and parking provision
- Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB)

RELEVANT PLANNING HISTORY

- K/13968 - erect sheds, alterations to access and change of use for material storage, refused 11/05/1989
- K/19475 - Alterations and erection of extensions, approved 10/11/1992
- E/09/0625/FUL - Relocation of vehicular access, creation of new porch, addition of glazed dormer window to eastern roof slope of garage and associated works, approved 06/07/2009
- PL/2023/05021 - Erection of three-bay garage, approved 15/08/2023

REPRESENTATIONS

Grafton Parish Council: support

Wiltshire Council Ecologist: no objection subject to conditions

Wiltshire Council Highways Officer: no objection

Third party representations: none received at time of writing

ASSESSMENT:

The application site relates to Kingston Cottage, a detached property occupying a large plot within the parish of West Grafton. The host dwelling is constructed of painted brick under a clay tile roof. The application site comprises the existing dwelling and outbuildings. The dwelling is located on the southern side of the application site with the residential curtilage extending to the north. The application property has been extended previously by way of single-storey and two-storey extensions.

The application site is accessed directly from an unclassified road to the western side of the application site, leading directly onto an existing parking and turning area.

To the east and west of the application site lies agricultural land and fields. To the north of the application site lies the A338 Grafton Road. There are neighbouring properties located to the south and south-east of the application site.

The application site is washed over by the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

The proposal:
This application is seeking planning permission for the construction of a 2.5 storey extension on the northern side of the host dwelling. A number of existing single-storey and two-storey extensions will be demolished to facilitate the construction of the new extension.

The proposed extension will comprise an entrance hallway, kitchen/dining/living area to the ground floor, a master bedroom suite to the first floor, and an additional bedroom to the second floor. A single-storey boot room will be constructed on the eastern side of the proposed extension.

The principal elevation of the dwelling will remain as existing, on the northern elevation.

The dimensions for the proposed extension are as follows: a main plan width of 12.5m, a main plan depth of 6.7m, with a height of 5.3m to the eaves and 8.1m to the ridge. The proposed boot room will measure 3.8m by 1.8m with a height of 2.7m.

The proposed extensions will be constructed from brick under a clay tile roof to match the existing dwelling. It is also proposed to install a pitched roof dormer window to be located centrally within

the north facing roof slope. The proposed boot room will be constructed with a stone parapet and a flat roof.

Impact upon amenity of occupiers of neighbour amenity:
There are neighbouring properties located to the south and south-east of the proposed development. The extension will be constructed at least 19m from the nearest neighbouring property (Rose Cottage) located to the south and at least 60m from the pair of semi-detached properties (No.s 1 & 2 New Houses) located to the south-east.

Whilst it is acknowledged that the proposed extension will be larger than the existing extensions that it will replace, it will be constructed a sufficient distance from the neighbouring properties. It is therefore considered that the proposed development will not materially impact upon the occupiers of neighbouring properties as a consequence of overbearing impact, overshadowing or loss of privacy.

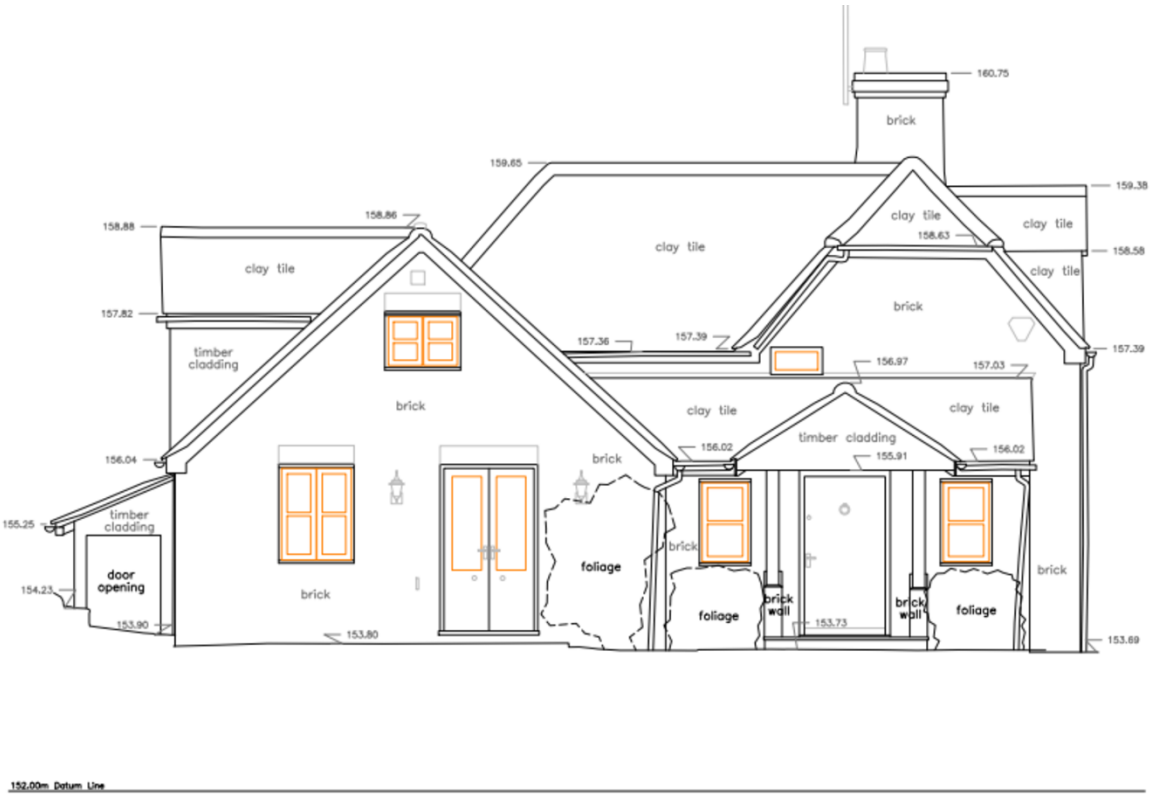
Scale, design and materials:
The adopted Wiltshire Core Strategy (WCS) Core Policy 57 requires a high standard of design in any new developments including alterations or extensions to a dwelling. Development is to create a strong sense of place through drawing on local context and being complementary to the locality. The policy seeks for any new development to positively respond to the existing townscape and landscape and effectively integrate into its settings.

The proposed extension will be constructed of Michelmersh Hampshire Stock Red Multi ATR bricks, under a clay tile roof to match the host dwelling. The roof of the proposed dormer window will also be constructed of clay tiles to match existing, with the dormer cheeks constructed of lead. The proposed windows/joinery will be an off-white colour. Whilst it is acknowledged that the proposed development will introduce new materials and will be a contrast to the painted brick of the existing dwelling, it is also noted that the neighbouring properties are constructed of similar brick to that proposed and as such it will not appear out of character.

The proposed extension will replace a number of existing single-storey and two-storey extensions. The proposed extension will occupy a slightly larger footprint and will sit higher than the existing extensions and also higher than the ridge of the host dwelling as can be seen in the excerpt taken from the proposed elevations plan below:

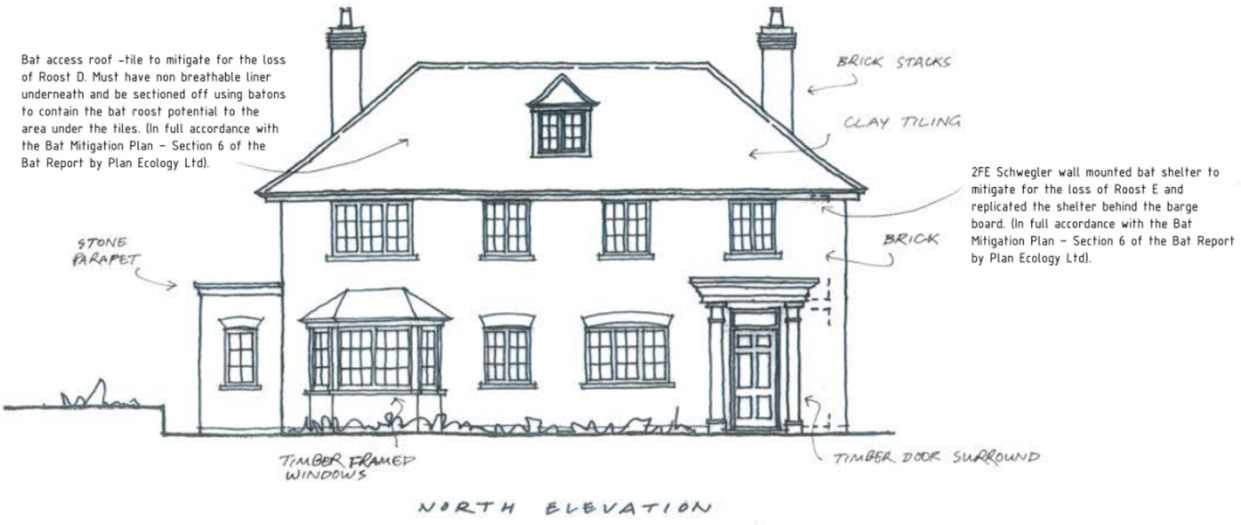


The overall scale and height of the proposed extension is considered unfortunate as it will alter the character of the built form and will dominate the host dwelling. However, it is also considered that the existing built form is of no particular architectural merit worthy of retention. Indeed, the existing principal elevation (facing north) comprises a number of extensions of varying design, height and roof forms, which lacks homogeneity, as can be seen in the excerpt taken from the existing elevations plan:



NORTH ELEVATION

Therefore, it is considered that the north elevation of the proposed extension will be an improvement on the existing situation from a visual amenity perspective as it will appear as a more homogenous and 'formal' principal elevation (as can be seen in the excerpt taken from the proposed elevations plan below).



Whilst the scale and height of the proposed extension is not ideal, in consideration of the above, it is concluded that it will not cause such harm to the character and context of the host dwelling or neighbouring properties to warrant a reason for refusal.

Impact upon ecology:
The proposals involve the demolition of a number of existing extensions to facilitate the construction of the proposed development. A Bat Survey Report and a Preliminary Roost Appraisal (PRA) Report were submitted in support of the application.

In consideration of the proposals and submitted ecological reports, the council's Ecologist raised an objection, requiring further information to be submitted. In summary the council's Ecologist commented as follows (full comment can be found on the council website):

"The house was found to support day roosting common pipistrelle bats in five locations. The proposed works will result in the loss of two of the identified roost locations. A European Protected Species (EPS) bat Mitigation Licence will need to be obtained for the lawful construction of this development. In terms of ecology sufficient information has been provided to ensure that favourable conservation status of common pipistrelle can be maintained should the application be approved. This detail will however need to be shown on technical drawings so that it can be secured via a condition.

Biodiversity Enhancement

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and encourages developments to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 174 d). The inclusion of a bird brick as recommended in the Bat Survey Report is welcomed and would be in line with

Core Policy 50. The recommendation to minimise light and noise pollution on the site during construction is a minimum requirement, not an enhancement.

Further Information Required

The locations of the bat mitigation detailed in Section 6 and Appendix5 of the Bat Survey Report must be shown on technical drawings (i.e., elevations drawings/site plan).The plans should reference the appropriate sections in the ecology report where further information can be found. These plans should also include the location of the bird brick to be provided as an enhancement measure".

This was brought to the attention of the agent and updated plans were provided to include the information requested by the council's Ecologist. In consideration of the updated plans, the council's Ecologist commented as follows:

"The information requested on 3rd August 2023 has been provided and is sufficient to remove my holding objection. I have no objection providing the below conditions (or similar) are applied to the decision notice in the event this application is successful".

CONDITIONS:

1. The development will be carried out in strict accordance with the following documents:
• Bat Survey Report. 3rd July 2023. Plan Ecology Ltd.
• Elevations Sheet 1. Drawing no: 210208-07. April 2023. Received 15th August 2023.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

2. Bat roosts and bat access points will be incorporated into the development in accordance with Elevations Sheet 1. Drawing no: 210208-07. April 2023. (Received 15th August 2023) or as otherwise specified in a relevant European Protected Species Licence superseding this permission. The installation of these bat roosts and access features will be supervised by a professional ecologist and this part of the condition will be discharged when photographic evidence of installed features have been submitted to and approved in writing by the local planning authority. These bat roosts and access points will continue to be available for bats for the lifetime of the development.

REASON: To mitigate for impacts to bats arising from the development.

3. No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of conserving biodiversity.

INFORMATIVES:

Roosting Bats

Kingston Cottage is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission.
Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

Nesting Birds

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

In consideration of the above, the proposed development does not give rise to any significant concerns from an ecological perspective.

Highway safety highway and parking provision:
The proposed development will increase the number of bedrooms from 4no. as existing to 5no. as proposed.

The Wiltshire Local Transport Plan requires 3no. on-site parking spaces (with each space measuring a minimum of 2.4m x 4.8m) for properties with 4 or more bedrooms. The application site comprises an existing gravel driveway located to the front of the property which is considered to be a sufficient size to meet the minimum off-street parking requirements for a property of this size.

In consideration of the proposed development, the council's Highways Officer raised no objection, commenting "The existing access is taken from West Grafton Lane, an unclassified section of public highway. There are no proposals to alter the existing access with the public highway and the vehicle parking provision retained within the curtilage is in accordance with standards. The property would have a raised bedroom quantum, however the minimum parking is achieved within the curtilage along with turning space to enable access/egress from the site in a forward gear. Therefore, I would not wish to raise an objection to the proposals in relation to highways".

Furthermore, a recent application (PL/2023/05021) for a 3-bay car port with new gravel parking and turning area, accessed via the existing access was approved on 15/08/2023 and in the event that this permission is implemented, it will also be able to accommodate the number of off-street parking spaces required also.

In consideration of the above, the proposed development does not give rise to any highway safety concerns and is acceptable in terms of parking provision.

Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB):
The proposals comprise an extension of the existing dwelling, replacing a number of existing extensions and as there will be no encroachment into the open countryside, it is considered that no harm will be caused to the special qualities of the AONB.

Conclusion:
In conclusion the proposals seem fitting with regards to scale, design and materials. The proposal is considered acceptable in the context of its surroundings and is in accordance with the general criteria set out in the aforementioned policies of the local development plan.

Conditions: (6)

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:

Covering Letter dated 6 July 2023
Bat Survey Report
Preliminary Roost Appraisal (PRA) Report, 31 March 2023
Agent email dated 6 September 2023 confirming materials

Plans:
210208-01, Location Plan
210208-05, Floor Plans
210208-06, Plans
210208-07, Elevations Sheet 1, received 15/08/2023
210208-08, Elevations Sheet 2
210208-10, Site Plan

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

3 The clay tiles to be used in the development hereby permitted shall match those of the existing building in terms of their material, colour, texture, profile and pattern of laying.

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

4 The development hereby permitted shall be carried out in strict accordance with the following documents:

• Bat Survey Report. 3rd July 2023. Plan Ecology Ltd.
• Elevations Sheet 1. Drawing no: 210208-07. April 2023. Received 15th August 2023.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

5 Bat roosts and bat access points will be incorporated into the development in accordance with Elevations Sheet 1. Drawing no: 210208-07. April 2023. (Received 15th August 2023) or as otherwise specified in a relevant European Protected Species Licence superseding this permission. The installation of these bat roosts and access features will be supervised by a professional ecologist and this part of the condition will be discharged when photographic evidence of installed features have been submitted to and approved in writing by the local planning authority. These bat roosts and access points will continue to be available for bats for the lifetime of the development.

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6 No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of conserving biodiversity.

Informatives: (3)

7 Kingston Cottage is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission.
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9 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.