CASE OFFICER'S REPORT

Application Reference:	PL/2023/05307
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	02 August 2023
Case officer:	Hilary Baldwin

Site Address:	26 TEMPLARS FIRS, ROYAL WOOTTON BASSETT, SWINDON, SN4 7EW
Proposal:	2 Storey side extension and single storey rear extension
Recommendation:	Approve with Conditions

Proposal and Site Description

Proposal

The application seeks planning permission for a single-storey rear extension, a two-storey side extension including an integral garage and a hipped roof above the proposed garage extending across the original broken-front of the property to create an enclosed porch. The ridge height would match that of the host property and the hipped end would also match. No windows are proposed on the side elevation. The single-storey rear projection would have a flat roof and a glazed roof lantern with glazed walling on two sides.

The enlarged accommodation would increase the bedroom provision from three to four and provide for additional habitable accommodation on the ground floor.

In terms of materials, the front and side elevations would comprise matching brickwork and roof tiles with the rear extension having painted render elevations.

The original submission proposed rendered elevations to the original and extended dwelling which was considered out of character with the brick elevations on all adjacent properties. A site survey by the Case Officer found only one property in Templars Firs within the vicinity of the site which had an alternative material. Revised plans have been submitted which now show brickwork to the front and side elevations with render to the rear. It is these revised plans upon which the report is based.

Site Description

The application site comprises a two-storey, semi- detached dwelling set in a residential area to the south of Royal Wootton Bassett. The property is at the northern-eastern corner of a cul-de-sac known as Templars Firs which comprises similar pairs of semi-detached, brick-built properties. There is strong vernacular design within the estate and albeit many properties have been altered and extended over time, there is a consistent character within the street scene. Many properties have frontage parking and garages and soft landscaped boundaries which lessens the impact of the built form.

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
Core Policy 60 - Sustainable Transport

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

Wiltshire Local Transport Plan 2011-2026
Car Parking Strategy

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.

Consultation Responses

RWB Town Council – No Objection

Representations

No letters of representation have been received in relation to the proposed development.

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 extension is considered acceptable and whilst highly visible from the public realm, would not look out of place or visually discordant as many properties within this large cul-de-sac have had similar development undertaken.

It is acknowledged that additional side extensions in this location reduce the degree of separation between the dwellings, but where this has taken place, there are still clear gaps between the properties. Furthermore, the area is viewed as an urban part of the town and although located in a small enclave of dwellings south of the railway, it is still part of the established urban and residential form of the settlement.

The design of the proposed development is an acceptable form for both the host dwelling and the wider area and the matching materials are considered sympathetic to the character. The rendered, single-storey development to the rear would not be visible from the public realm.

A condition is recommended to ensure that the proposed materials are as stated can be added to any approval notice and 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 extension is not considered to result in significant overlooking, overshadowing, loss of privacy or noise impact upon the adjoining or adjacent occupiers. No letters of representation were received in relation to the proposal.

The two-storey side extension would result in a first-floor window closer to the common boundary with the property to the south and whilst each garden is partly overlooked by neighbouring

windows, the submitted plans show that the window would serve a bathroom.. A condition to ensure the window is appropriately opaque glazed and retained in perpetuity is considered appropriate and necessary and can be appended to any grant of permission.

Access, Parking and Highway Safety

The site already benefits from a dropped kerb vehicle access from the highway and there is frontage parking for two vehicles. Whilst there would be an additional bedroom, the proposal includes the provision for a garage, which would meet the requirements of the extended dwelling and the adopted car parking standards. In this instance, as the site is located at the end of a cul-de-sac with minimal passing traffic and no on-road parking restrictions, it is not considered necessary to add a condition for the retention of the garage in perpetuity.

Conclusion

As such, the proposals 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:

Dwg No 01. Location & Block Plan. Existing & Proposed Drawings. Received on 31 August 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 be as stated on the approved plans received on 31 August 2023.

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

4 Before the development hereby permitted is first occupied the first floor window in the rear (eastern) elevation shall be glazed with opaque glass only and the window 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.