CASE OFFICER'S REPORT

Application Reference:	PL/2023/05185
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	31 July 2023
Case officer:	Buju Can Cetin

Site Address:	53 HAWKERIDGE PARK, WESTBURY, BA13 4HJ
Proposal:	Single storey front and rear extensions, two storey side extension to a dwelling
Recommendation:	Approve with Conditions

Proposal and Site Description

This application seeks permission for the erection of a single-storey front extension, two-storey side extension and a single-storey rear extension to a two-storey detached dwellinghouse located within a modern housing estate in Heywood on the northwestern edge of Westbury. Situated to the northwest of Hawkeridge Park, the application site is not within the conservation area nor the property a listed building; however, it lies within the consultation zone associated with the Bath and Bradford on Avon Bat Special Area of Conservation (SAC).



Location Plan and View of the Application Site (from Google Street view, 2011)

Policies

National Context

National Planning Policy Framework 2021 (NPPF) - Section 15 - Conserving and enhancing the natural environment

Planning Practice Guidance (PPG)

Local Context

Wiltshire Core Strategy (WCS) adopted 2015

- CP50 - Biodiversity and Geodiversity
- CP57 - Ensuring High-Quality Design and Place Shaping

The Wiltshire Local Transport Plan 2011-2026 - Car Parking Strategy 2015
Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire 2015

Heywood does not currently have a made neighbourhood plan.

Key Issues
The main issues to be assessed in the determination of this application are:

- Design and Visual Impacts
- Impact on neighbour amenity
- Highways safety and Parking
- Ecology Interests

Relevant Planning History
None.

Consultation Responses
Heywood Parish Council - No comments have been received.
Wiltshire Council's Highways Officer - No objection subject to condition (Received on 10/07/2023).

Representations
Ten neighbours were consulted, and no representations were 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.

Design and Visual Impacts
Core Policy 57 of the WCS must also be considered as part of any planning permission. This policy states under paragraph (iii) that new development should respond positively to the existing townscape 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. Paragraph (xii) of CP57 further highlights that applications must demonstrate how applications will make positive contributions to the character of the area through the use of high standards of building materials, finishes and landscaping.



Existing and Proposed Elevations

The proposed front extension would measure approximately 9.35m x 2m with a lean-to roof of 3.4m ridge height and 2.6m eaves height, and it would large the existing living room and porch to the front while constituting a part of the proposed playroom on the ground floor of the new two-storey element. With its roof form and ridge level under the first-floor window sills, almost replicating the existing hanging tiles, the proposed front extension would integrate well into the host dwellinghouse, and with its matching materials with the main dwelling, it would be an acceptable addition to the street scene.

The proposed two-storey side extension would be positioned on the western/southwestern elevation of the dwellinghouse and would replace the existing attached garage on a larger footprint of approx. 2.6m x 8.9m. It would extend the existing roof to the side, retaining the gabled form, ridge and eaves height and concrete tiles. It would comprise proportioned windows, one inserted on the ground floor and one on the first floor facing the front. To the rear, it would insert a gable end by forming a cross-gabled roof whose ridge height would be approx. 1.35m lower than the host building. In addition, given its width and use of matching materials, this extension would be considered subservient and cause no harm to the character of the wider area.

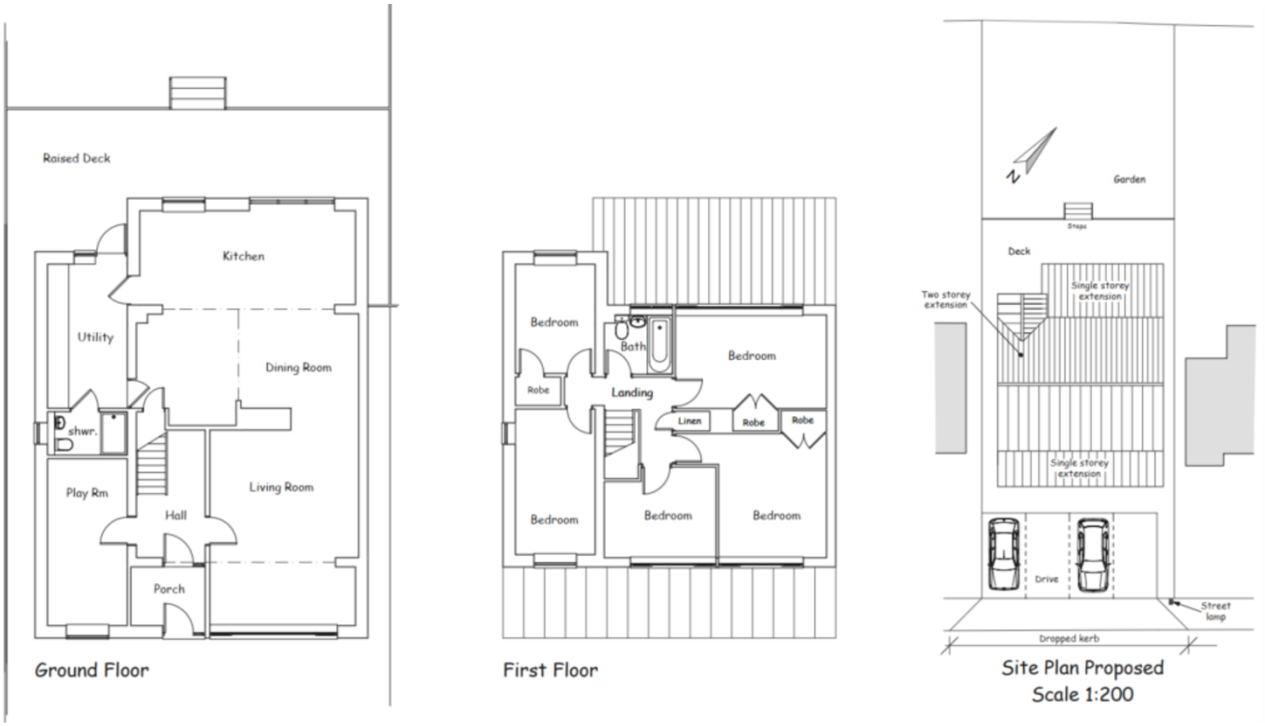
The proposed single-storey rear extension would utilise the large kitchen occupying the full width of the main dwelling and would also replace the existing flat-roofed conservatory. It would have a lean-to roof measuring approx. 3.1m to the ridge and 2.6m at the eaves. Constructed with the existing matching facing brick under a concrete tiled roof, the proposed white uPVC fenestration would complement the host dwellinghouse. As such, it would be also be considered a subservient addition to the property.

It is noted that the existing dwellinghouse already benefits from a raised decking on its rear elevation, which would be slightly altered by forming a rectangular footprint, increasing depth by 0.5m and height by 0.05m. Therefore, works to the decking would also be acceptable.

Overall, the proposed development is considered to comply with the relevant criteria of Core Policy 57 of the WCS.

<u>Impact on neighbour amenity</u>

CP57 of the adopted WCS requires in part vii for development proposals to have *"regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)".*



Proposed Floor Plans and Site Plan

The proposed front and rear extensions, by virtue of their single-storey nature, modest scale, and proposed windows facing the flank walls of neighbouring properties at No. 51 to the south-west and No. 55 to the northeast, would not generate substantive harm to the neighbouring interests in terms of overbearing, overshadowing, overlooking or loss of privacy.

Whilst the proposed two-storey element would result in an additional mass, which would be perceived from the street scene, it would be set back approx. 0.9m from the existing shared boundary and 1.8m from the neighbour at No. 51. In addition, due to the existing position and orientation of the neighbouring property and the proposed extension, there would not be any significant harmful neighbouring impacts.



View of the Rear Elevation of the Subject Property together with its neighbours (Provided by the Agent)

Similarly, the proposed alterations to the raised decking would not lead to additional neighbouring impact to warrant a refusal of the proposal.

Highways Safety and Parking

The proposal would widen the existing access to the front along with a dropped kerb as the new scheme includes the formation of an additional two parking spaces in the front garden. The Highway Officer raised not objection that the proposed development would not have an adverse impact on highway safety. Whilst the proposal would increase the number of bedrooms from 3 to 5, as 4 parking spaces would be provided, the dwellinghouse would meet the provisions of the Wiltshire Car Parking Strategy and the proposed development would be in accordance with the Council's adopted Standards.

Ecology Interests

In terms of the policy, Section 15 (Conserving and Enhancing the Natural Environment) Paragraph 174 of the National Planning Policy Framework states that planning decisions should contribute to and enhance the natural and local environment and Paragraph 180 (a) highlights that any impacts on biodiversity resulting from development should be mitigated or as a last resort compensated for by providing opportunities for biodiversity net gains; and if this is not considered by the application, planning permission can be refused.

CP50 of the WCS furthermore states that development proposals must demonstrate how they protect features of nature conservation and there is an expectation that such features shall be retained, buffered and managed favourably in order to maintain their ecological value. Considering the use and scale of the existing and proposed development, a proportionate assessment has been carried out, and no substantive ecological objection has been raised.

Conclusion

No objections have been received, and the scheme is appraised as complying with policy and is recommended for approval with conditions as attached.

Conditions: (2)

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 - Drawing No. 53HP-P-03
Existing Floor Plans, Elevations & Site Block Plan - Drawing No. 53HP-P-01
Proposed Floor Plans, Elevations & Site Block Plan - Drawing No. 53HP-P-02

All received on 28/06/2023

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

Informatives: (1)

4 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.