DELEGATED REPORT

Application Reference:	PL/2023/04966
Application Type:	Householder Planning permission
Site Address:	19 WARREN CRESCENT, CALNE, SN11 9BL
Proposal:	Proposed Rear Single Storey Extension (demolish existing garage and conservatory).
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application seeks retrospective planning permission for proposed rear single storey, pitched roof extension following the demolition of an existing garage and conservatory.

The application will see the proposed extension finished in materials which match the existing dwelling.

SITE DESCRIPTION

The host property is a semi-detached bungalow in an area with a consistent architectural vernacular. The area is typified by a consistent appearance and built form.

There are no additional policy constraints in terms of landscape, conservation, ecological and heritage constraints.

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design and Place Shaping

Calne Neighbourhood Plan
Policy BE2: Design

National Planning Policy Framework 2023 (NPPF)
Section 2: Achieving sustainable development
Section 12: Achieving well designed places

MAIN ISSUES

- Principle of development
- Scale and design

- Residential amenity

CONSULTATION

Calne Town Council: Supports

> *"Calne Planning, Licencing and Highways Committee support this application."*

Wiltshire Council Highways: No objection

> *The site is located on Warren Crescent, an unclassified section of public highway, there are no plans to alter the existing access.*
>
> *The proposals would allow further living accommodation to the rear and enable a further bedroom raising the quantum to a 3-bed property, there would be no required additional parking as a result and the loss of garage space would not be considered material as the required vehicle parking of 2 spaces can be accommodated within the existing driveway. Therefore I would not wish to raise an objection with regard to highways.*

REPRESENTATIONS

No representations received.

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. The National Planning Policy Framework (NPPF) and the Calne Neighbourhood Plan are key material planning considerations. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

Principle of Development

Decisions on planning applications are made in accordance with the policies contained in the Wiltshire Core Strategy and government guidance.

The principle of domestic extensions, alterations and/or outbuildings within the curtilage of existing dwellings is established as acceptable. However, the detail of the proposals must also be considered against other policies within the development plan.

Scale and design

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. Sections 12 of the NPPF expects a good standard of design.

The proposal will see the removal of the detached garage and the creation of a pitched roof extension. The proposal in this instance has a ridgeline which is subservient to the main dwelling with a ridge height of approximately 2.5m, when compared to the main buildings ridge line height of approximately 3.2m.

While the footprint of the extension will see an increase in the built form, with the bulk of development being offset from the main dwelling. However, following the removal of the garage and conservatory, the totality of built form on the site is not as great as it could have been. Overall, the proposal in this instance remains subordinate to the main dwelling and furthermore, does not suggest that the host dwelling or wider plot is being overdeveloped.

In terms of design the development is of a fairly typical appearance of a residential extension and remains sympathetic to the character and appearance of the host property and wider area. On balance the development it is not considered to be detrimental or harmful to the wider prevailing character and appearance of the broader area.

Again, the proposal will be visible from the wider area as a result of the proposal's protrusion to the side. The proposal is considered to be a typical example of a residential extension and is not considered to result in an unacceptable addition in terms of design.

The development dealt with under this application is not considered to result in an unacceptable element in terms of scale or design. The development is considered to comply with the requirements of CP57 of the WCS and Policy BE2 of the Calne Neighbourhood Plan.

Residential amenity

Core Policy 57 states that development should 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. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

Due to the location of the proposed development, relative distance from neighbouring property and its single storey nature it is not considered that the proposed development would result in an unacceptable impact upon the amenity in terms of overlooking, overbearing impact or loss of privacy.

It is considered that the proposal would not result in unacceptable impacts upon the amenity or living conditions of surrounding residential occupiers when assessed against CP57 of the WCS.

Highways

An additional bedroom is being provided, increasing the bedroom provision to three bedrooms. Two parking spaces can be delivered which satisfy the requirements of the Wiltshire parking strategy.

CONCLUSION

The proposal is considered to be acceptable in respect of size, scale and design. The development is not considered to impact unacceptable impact upon the character of the area, wider landscape, or on the living conditions of neighbours. The proposal is therefore in accordance with Core Policy 51 and 57 of the Wiltshire Core Strategy and relevant sections of the National Planning Policy Framework.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

See decision notice