CASE OFFICER'S REPORT

Application Reference:	PL/2023/06502
Application Type:	Householder planning permission
Consultation ends:	05 September 2023
Case officer:	Russell Brown
Site Address:	The Dial House, 102 Church Street, Atworth, Melksham, SN12 8JA
Proposal:	Infill oak-framed and glazed extension with a flat roof with vented lantern. Removal of some internal/external walls to create more open space. Together with new bi-fold doors in an enlarged opening. (amendment to PL/2023/02685)
Recommendation:	Approve with Conditions

Proposal and Site Description

This is a householder application for a design revision to a previous permitted scheme which was: the erection of "Infill oak-framed and glazed extension with tiled pitched roof. Removal of some internal/external walls to create more open space. Together with new bi-fold doors in an enlarged opening" at The Dial House, 102 Church Street, Atworth, Melksham, SN12 8JA.

The Dial House is a detached dwelling on the western edge of Atworth but is within the Atworth Conservation Area. The extension would be on the northern elevation of the host building (away from the road) and would square off the footprint of the dwelling (by attaching to a recent single storey 'L' shaped extension).

No 103 Church Street (approximately 40m to the east) is a grade II listed building.

The revision in this application is that the proposed roof would be flat with a lantern rather than the approved pitched roof.

Policies

National Context:
National Planning Policy Framework (NPPF) Planning Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires ‘special regard’ to be given to the desirability of preserving a listed building or its setting.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Local Context:
Wiltshire Core Strategy (WCS) adopted 2015 - CP57 and CP58.

Key Issues

Principle of development
Impact on the host building and street scene Impact on designated heritage assets
Impact on neighbouring amenity

Relevant Planning History

PL/2023/02685 - Infill oak-framed and glazed extension with tiled pitched roof. Removal of some internal/external walls to create more open space. Together with new bi-fold doors in an enlarged opening. – Approved with conditions

17/11293/FUL - Replacement Garage - Approved with conditions

Consultation Responses

Atworth Parish Council - No comments received

Representations

No comments 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.

Principle of Development:
This is an existing dwelling located within a large village and therefore it has the right in which to improve its own accommodation. Therefore the basic principle of development is supported.

Impact on the host building and street scene:
The extension would be on the rear elevation and therefore not visible from the street scene and would only square off an existing extension. No harm would be caused to the appearance of the host building or the street scene.

The proposed revised roof would better complement the host building as it is a more sensitive design with less impact on the surrounding environment.

Impact on designated heritage assets:
The application site is within the Atworth Conservation Area but there would be no public views of the extension. Therefore the character and appearance of the Conservation Area would be preserved. There would also be no impact and no harm on the setting of the grade II listed

building as the extension would largely, if not entirely, be hidden from its setting, which is already affected by the Old Church House and No 102's detached garage (which is located in between the listed building and the proposed extension.

Impact on neighbouring amenity:
The only neighbour that could be affected would be No 101, but the extension is not large enough (despite being reasonably close to the boundary) to cause an adverse impact on No 101's amenity in which to warrant the refusal of the application.

CONCLUSION
For the above reasons the scheme would result in no harm to the above identified issues.

RECOMMENDATION
Approve

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:

Application Forms received on 1st August 2023

Location Plan, Site Plan, Drawing Nos. P6 Rev. R1, P3 Rev. R1, P4, P5, PP1/2, received on 7th August 2023

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