DELEGATED REPORT

Application Reference:	PL/2023/05009
Application Type:	Planning Permission
Site Address:	30 Signal Way, Chippenham, SN14 0FP
Proposal:	Attic conversion with raising of wall/roof
Recommendation:	That Planning Permission is GRANTED with Conditions

PROPOSAL

This application seeks Planning Permission for a loft conversion and raising of the roof/walls. The loft conversion will make room for a bedroom, walk in closet and ensuite. The application sets out the following components for which permission and consent are sought:

- Loft conversation
- Rasing of the roof height

The development and works are intended for purposes associated with the occupation and use of 30 Signal Way as a single residential dwellinghouse.

Revised plans have been submitted by the applicant, received on 30 August 2023. Those revised plans indicate the omission of the side extension, removal of the wall proposal and dormer window on the proposed loft conversion and a reduction of roof height by c. 0.50m. The application has been determined in relation to these revised plans. Those revised plans were subject to re-consultation.

DESCRIPTION/CONTEXT

The site consists of a detached dwelling found within a newer (2018) established residential frontage along Signal Way and sits within the settlement boundary of Chippenham. The proposal site has parking (2 spaces) situated towards the rear of the dwelling with a garage. The site is situated on a bend with a small frontage and a modest sized garden. The area is characterised with similar brick and render materials throughout with a mix of detached, semi-detached on the west side of Signal Way and apartment buildings along the east of Signal Way. The roof designs in the estate are a characteristic of the area and a key feature in the designing of this estate. Whilst there are a varied of roof heights, the roof designs themselves remain similar throughout.

The dwelling is located within the Countryside Character Area of Avon Vale. It is not covered by any archaeological, heritage or ecological designations.

PLANNING HISTORY

No previous history that is of relevance to this application.

POLICIES

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. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

Wiltshire Core Strategy Policies 2015 (WCS):

Core Policy 57: Ensuring High Quality Design and Place Shaping

National Planning Policy Framework 2023 (NPPF)

Section 12 Achieving well-designed places

ISSUES

The main issues in the consideration of this application are:

- Principle of Development
- Design and appearance
- Residential Amenity

CONSULTATION

In relation to the revised plans:

Chippenham Town Council: *Town Council commented on the nice design of the application.* No objection.

In relation to the original plans:

Chippenham Town Council: *No objection.*

REPRESENTATIONS

Two letters from one household were received raising objection in relation to the original plans:

Objections were raised in relation to the loss of light to their home and garden with regards to the roof height increase, in particular their side window that serves an ensuite.

Two letters of objection were also received in relation to the revised plan citing the same concerns in relation to loss of light affecting no. 28.

ASSESSMENT

Principle of Development

Extensions, additions and alternations to existing properties are generally acceptable in principle subject to consideration of any site-specific impacts and conformity with the relevant policies of the plan and national guidance, in particular the criteria set out in CP57 of the WCS. These matters are addressed further below.

Design and appearance

Core Policy 57 requires a high standard of design in all new developments; of particular relevance to householder developments is paragraph (iii) which require development to respond positively to the existing townscape and landscape 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.

The proposed increase in height to make room for a loft conversation will raise the roof by 1.2m. Whilst this would change the character of the dwelling by introducing a decorative band element (different brick colour) on the front elevation over the first-floor windows, this decorative element (albeit) not over windows, can be seen throughout the side elevations of some dwellings in the surrounding area including the host dwelling. Due to the height increase of the roof, this decorative band breaks up the space between the window and roof ledge and reinforces the distinctive local character by taking reference from the surrounding property designs.

In terms of the height increase element, it is noted there is variation in roof heights within the area- being adjacent an apartment building which reaches three stories. However, whilst the heights may differ, the roof designs within the area remain similar and are a characteristic of the area and a key feature in the designing of this estate. In this case, the roof design as revised will remain similar to the existing roof and includes 4 roof lights to ensure the simple roof form in retained. The proposal is considered to broadly reflect and respond to the character of the building and is largely sympathetic to the appearance of the host dwelling and the wider area. The increase in scale and mass of the proposed extensions would therefore not be considered to create an incongruous or unduly prominent feature in this location.

As such, the scale and design of the proposals are considered to be acceptable and comply with Core Policy 57 of the WCS.

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.

In respect of the residential amenity, the proposed development would not present a significant impact upon the living conditions of the neighbouring resident through unacceptable overlooking or oppressiveness. During public consultation, objections have been received from neighbouring residents (no.28 Signal Way) in regard to the height increase and concerns that the increase will lead to the loss of light into their property. The dwellings are separated by approximately 1.86m and set to the same building line at the rear. The increase in height has been reduced in the revised scheme so that it now proposes an increase of approximately 1.2m. Whilst this increase will be visible to the neighbour and may result in some minor impact to light to the side facing window, as an ensuite window and not a living space this impact is not considered to cause undue harm to existing living conditions. Due to both buildings remaining in line to the rear, with south west facing gardens, it is not considered that any effect to light in the rear garden or rear elevation windows would be unacceptable when compared to the existing arrangement. Due to the level of separation and orientation of the dwelling relative to the neighbour it is not considered that the change would be so detrimental to the reasonable living conditions of no.28 to warrant a refusal of the application.

There will be four roof lights proposed, one (small) on the southeast elevation which will serve the bedroom, two (small) on the northwest elevation which will serve an ensuite and stairwell and one larger skylight on the rear southwest elevation which will serve a bedroom. There are no dwellings to the southeast of the dwelling and impacts to residential amenity would be considered low with regards to the proposed skylight. Whilst no.28 is situated to the northwest of the two proposed skylights, the skylights serve an ensuite and stairwell and are not habitable spaces. It is considered that impacts upon residential amenity, specifically overlooking would be low as no.28 has only one side window which also serves an ensuite. The skylight to the rear of the roof elevation is not considered to impact upon residential amenity to any abutting properties (no.28 and no.32) any more than what already exists from the first-floor rear bedroom windows to warrant a refusal on this basis.

In the context of the nature and layout of the development, there is no unacceptable detrimental impact upon the amenities and living conditions of the neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

Parking and Access

Wiltshire Core Strategy policy CP61 states that new development should be capable of being served by safe access to the highway network. Core Policy 64, states that provision of parking associated with new residential development will be based on minimum parking standards.

There are no proposals to alter the existing access with the public highway. The area the rear of the dwelling currently provides 2 on-site parking spaces and 1 garage parking space which would not be altered due to the proposed. Whilst the proposal would increase the bedroom quantum from 4 to 5 bedrooms, the proposal meets the national parking standards of 3 parking spaces.

As such, parking and access are considered to be acceptable and comply with Core Policy 61 and Core Policy 64 of the WCS.

CONCLUSION

The potential impacts of this development have been taken into consideration. The proposal is considered to be acceptable in terms of the scale, design and materials. The amenity impacts are considered to be acceptable in this case. The proposal is in accordance with the aims of the NPPF and the objectives of the relevant Core Policies in the WCS; CP57. It is therefore recommended that this application be approved with conditions.

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

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:

Revised Proposed elevations and Floor Plans: DWG No. 305/RJM/2023/2 Rev B; Received 30 August 2023
Photo Survey: Received 22 June 2023
Revised Location Plan & Existing Elevations & Floor Plans: DWG No. 305/CAM/2023/1 REV A: Received 17 October 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 in material, colour and texture those detailed on the application form and approved drawings.

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

INFORMATIVES:

4 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.

5 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.

6 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.