DELEGATED REPORT

Application Reference:	PL/2023/05310
Application Type:	Householder Planning Permission
Site Address:	1 Page Close, Chippenham, SN14 0TG
Proposal:	Proposed single storey rear & side extension.
Recommendation:	Planning Permission be GRANTED.

PROPOSAL

This application seeks planning permission for the construction of a single storey rear and side wrap around style extension to increase internal habitable space.

Householder planning permission is sought for extensions to a residential dwellinghouse and are to provide internal habitable space which would be entirely ancillary to it.

Over the lifetime of the application revised plans (Proposed Ground Floor Plan 04 A and Proposed Site Block Plan 06 A) have been received 15.09.2023. Which have sought to demolish the existing front boundary wall to accommodate an access gate following concerns raised during public consultation. The application proceeds on these revised plans.

DESCRIPTION/CONTEXT

The application relates to a detached dwelling located in an established urban area of Chippenham. The dwelling and associated curtilage is of a reasonable size being positioned on a corner plot. The property has offroad parking to the front leading to a detached flat roofed garage. The application seeks to remove the existing dining room extension to the rear and construct a single storey extension.

The site is not covered by any conservation, ecological or landscape designations.

PLANNING HISTORY

No relevant planning history pertinent to this application.

POLICIES

- National Planning Policy Framework (NPPF)
- Wiltshire Core Strategy Policies (WCS): CP57

ISSUES

- Principle of Development

- Design, Scale and Materials
- Residential Amenity

CONSULTATION

Chippenham Town Council: No objection, but make following observations:

> *Whilst there is no objection to the proposed extension, the size of the extension in relation to its plot is considered to result in the following design deficiencies which the Town Council consider could be sufficiently addressed with a slightly smaller extension to make for an improved design/improved living conditions, these being: a) the gap of approx. 34cm between the existing boundary wall/fence and front corner of the proposed extension would mean it would not be possible to access the 'dead' garden space remaining between the front elevation of the proposed extension and front boundary wall, b) the gap of approx. 80cm between the side elevation of the proposed extension and garage wall would be narrow for accessing the rear garden from the front, c) the proximity of the window to be located on the front elevation of the proposed extension to the front boundary wall would not be an ideal from an outlook perspective.*

REPRESENTATIONS

Consultation has been carried out and individual neighbour letters to adjoining properties and no representation letters have been 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. 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).

Principle of Development

The principle of domestic extensions and alterations within the curtilage of existing dwellings is considered acceptable, providing those proposals are compliant with the requirements of relevant policies within the development plan.

Design, Scale and Materials

Core Policy 57 of the WCS requires new development to respond positively to existing landscapes in terms of building layout, built form, height, mass, scale, building line and materials in order to effectively integrate the building into its setting.

The proposal seeks to erect a wrap around style rear and side extension. Although reasonably large, the wrap around single storey extension is considered to relate well to the existing dwelling in terms of siting, scale and design, the extension would follow the general form and massing of the existing property. The design incorporates a lean to tiled pitched roof, with rooflights and consists of simple design, casement windows and bifold doors into the garden and would be single storey in form. Therefore, the single storey scale would minimise the bulk and massing of the structure and would be in keeping with the parent dwelling.

During public consultation the Town Council raised no objection, but did provide comment on what they regarded as weaknesses in the proposed design:

- *the gap of approx. 34cm between the existing boundary wall/fence and front corner of the proposed extension would mean it would not be possible to access the 'dead' garden space remaining between the front elevation of the proposed extension and front boundary wall*
- *the gap of approx. 80cm between the side elevation of the proposed extension and garage wall would be narrow for accessing the rear garden from the front,*
- *the proximity of the window to be located on the front elevation of the proposed extension to the front boundary wall would not be an ideal from an outlook perspective.*

Whilst these criticisms are noted and, if addressed, would make for a better form of development, it is not considered that the plot cannot comfortably accommodate the proposal as submitted. Nevertheless, revised plans were submitted by the applicant to address the issue of the accessibility of the garden space to the front of the extension (through the demolition of the existing wall and replacement with a 1.8m tall fence and gate arrangement). In other respects, whilst the narrowness of the aperture between the extension and the boundaries may not be ideal, it would be passable, for access from front to back. The concerns in relation to the outlook of the window are understood, however the window would allow natural light to the proposed extension and would overlook into the curtilage of the dwelling.

Due to the pitch of the roof of the proposed extension would be visible from the street scene, being visible above the existing garden brick wall. Due to matching materials the proposal will blend cohesively into the established residential form and would respect the character and appearance of the area.

The proposal is considered to be acceptable in terms of size, design and materials and complies with the requirements of CP57.

<u>Residential Amenity</u>

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.

The extension would be a fair increase in mass and scale. Given the appropriate scale of the extensions in relation to the site circumstances being positioned away from the neighbouring properties, it is considered that the proposed single storey extension would not give rise to any unacceptable impacts in relation to loss of light or overbearing impacts.

With regards to neighbouring privacy, new fenestration is proposed within the extension at ground floor, whilst these windows may provide very limited views into the surrounding gardens, the site is located in an area where there is a degree of mutual overlooking and due to the single storey scale and the proposed rooflights being positioned sufficiently above head height would largely mitigate against direct and unacceptable loss of privacy. The main glazed portion of the proposal would face into the host dwellings garden and front driveway.

The proposal also seeks to block up the existing door to the side elevation and create a new opening for a casement window and cavity lintel over to serve the repositioned kitchen. The proposed window would look onto the application sites driveway and views from this window would be restricted due to the existing boundary fence between the application site and the immediate neighbouring property no.2 Page Close.

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

CONCLUSION

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The above report has shown that this retrospective proposal is in accordance with the NPPF, Wiltshire Core Strategy Policies: CP57, as it is of an acceptable design and will not have a detrimental effect on the character and appearance of the area, host dwelling or unacceptable impact on neighbouring amenity. It is therefore recommended that this application is 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:

Existing Elevations 02
Existing Ground Floor Plan 01
Existing Site Block Plan 03
Proposed Ground Elevations 05
Site Location Plan

Received: 03.07.23

Proposed Ground Floor Plan 04 A
Proposed Site Block Plan 06 A

Received: 15.09.23

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 interests of visual amenity and the character and appearance of the area.

PLUS STANDARD INFORMATIVES: WP6, WP18, WP31 AND CIL