DELEGATED REPORT

Application Reference:	PL/2023/04986
Application Type:	Planning Permission
Site Address:	26 Exeter Close, Chippenham, SN14 0YG
Proposal:	New brick built front porch to replace existing glazed porch
Recommendation:	That Planning Permission is GRANTED with Conditions

PROPOSAL

This application seeks planning permission for the replacement of a front porch glazing with brick at no.26 Exeter Close, a domestic dwellinghouse.

The front porch extension will make room for a covered entrance with cupboard space and will consist of the main entrance door and one skylight. The proposed front extension will measure c. 1.85m in depth, c. 4.20m in length and 4.0m to the top of the lean-to roof.

The applications set out the following components for which permission and consent are sought:

- Replacement of front porch glazing with brick

The development and works are intended for purposes associated with the occupation and use of 26 Exeter Close as a single residential dwellinghouse.

DESCRIPTION/CONTEXT

The site consists of a detached early 90's dwelling found within the established residential estate and sits within the western settlement boundary of Chippenham. The site is situated on a cul-de-sac accessed via the main arterial route (Exeter Close) which gives access to 4 dwellings. The site is characterised with a brown brick material throughout with a small frontage that has been bricked to allow for parking. The dwelling benefits from an existing glazed front porch. The area has similar detached properties of similar finish and design and sizes.

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

PLANNING HISTORY

No planning history.

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 2021 (NPPF)

ISSUES

The main issues in the consideration of this application are:

- Principle Of Development
- Design and appearance
- Residential Amenity

CONSULTATION

Chippenham Town Council: No objection.

REPRESENTATIONS

Consultation has been carried out and two letters of support from a neighbouring residents were received.

ASSESSMENT

Principle of Development

Extensions, additions and alternations to existing properties across the plan area are 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.

Good design helps to provide a sense of place, creates, or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; the layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard of poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality. A high standard of design is required in all new developments, including extensions, alterations, and changes of use of an existing building.

In terms of the wider setting, the proposed development will not be seen from the main arterial road (Exeter Close) as the site is accessed from an off-shoot and is situated within a cul-de-sac. Whilst the front aspect of the dwelling forms the principal elevation, the existing front porch will not change in scale and will remain on the existing footprint. The only changes proposed are to remove the existing glazing and replace it with matching brick. Whilst the proposal will not be seen from the main arterial road, it will still be visible from surrounding neighbouring properties which access the cul-de-sac. However, the visibility is not automatically regarded as being unacceptable. In this case, the extension is modest in size and scale and where seen, the development would be read against the existing residential context and associated built form. The proposed front extension will appear more in keeping with the host dwelling and would not be considered to create an incongruous or unduly prominent feature in this location.

In terms of the design, the general design and scale matches that of the existing and will be in keeping with the character of the site. The proposal is modest in both footprint and scale relative to the property it relates to and the plot within which it sits. For these reasons, the extension would continue to be perceived as being ancillary to the main dwelling. The use of the proposed materials reinforces that visual relationship.

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. The proposal will remain on the existing footprint in terms of floor space and height and will not be greatly seen or unacceptably impact upon the neighbouring amenity any more than already exists. There are also no fenestrations proposed on the side facing elevation.

Given the limited scale, mass, and position, the proposal would not result in unacceptable harm, unacceptable loss of daylight or sunlight and would not be unacceptably intrusive to neighbour amenity that would warrant a refusal in this case.

It is also noted that during public consultation, there were two letters of support from neighbouring residents and no objections or concerns raised.

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

CONCLUSION

The potential impacts of this development have been taken into consideration. In terms of the scale, design and materials, the proposal would not harm amenity or the character of the dwelling or the area. The proposal is in accordance with the aims of the NPPF and the requirements 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:

Site Block Plan Proposed: DWG No. 02.A; Received 22 June 2023
Proposed Floor Plans: DWG No. 05; Received 21 June 2023
Site Block Plan Existing: DWG No. 02; Received 21 June 2023
Proposed Elevations: DWG No. 06; Received 21 June 2023
Existing Elevations: DWG No. 04; Received 21 June 2023
Existing Floor Plans: DWG No. 03; Received 21 June 2023
Location Plan: DWG No. 01; Received 21 June 2023
Location Plan (Planning Portal): Received 21 June 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, approved drawings and email correspondence.

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.