CASE OFFICER'S REPORT

Application Reference:	PL/2023/06480
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	30 August 2023
Case officer:	Selina (Nina) Parker-Miles

Site Address:	26 Elm Close, Bowerhill, Melksham, SN12 6SD
Proposal:	Single storey side extension and single storey rear extension to garage.
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to a two storey link-detached dwelling, 26 Elm Close, located within an established residential area in Bowerhill near Melksham. The host dwelling benefits from an off-road parking area to the front elevation and an attached garage. The surrounding properties are all similar in style comprising of detached properties.

This application is seeking permission for a single storey extension to the rear of the existing garage and a single storey side extension. The works would facilitate extended living areas at ground floor.

Policies

National Context:

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

Local Context:

CP2 Delivery Strategy
CP15 – Spatial Strategy for the Melksham Community Area
CP57 - Ensuring High Quality Design and Place Shaping
Joint Melksham Neighbourhood Plan 2020-2026 Made July 2021

Key Issues

Principle of Development
Design and Visual Impact
Neighbouring Amenity

Consultation Responses

Melksham Without Parish Council - No objection

Representations

Consultation consisted of advertisement by site notice and neighbour notification. No representation letters were 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

The proposed development comprises an extension to an existing residential property set in an established residential curtilage within the settlement boundary of Melksham. The proposed extension is wholly within the residential curtilage and as such the principle of development is acceptable subject to the following considerations.

Design and Visual Impact

Core Policy 57 requires a high standard of design in all new developments, of particular relevance to householder extensions is paragraph (iii) which requires 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 single-storey side extension would be positioned on the north elevation, extending beyond the rear elevation of the attached garage by 1.1m. The extension would employ a flat roof form at a height of 2.4m and would align with the rear elevation of the host dwelling with patio doors inserted on the rear east elevation.

To the south elevation the applicant seeks to erect a single storey flat roof extension that would span the width of the side elevation of the host dwelling. the extension would sit at a height of 2.5m with a maximum depth (of the staggered form) of 2.9m with a window inserted on the front elevation, pedestrian door on the south elevation and patio doors inserted to the rear east elevation.



Existing (left) and proposed (right) front elevation



Existing (left) and proposed (right) rear elevation

The use of matching materials (brickwork with matching white UPVC fenestration) would ensure the proposal would integrate into the surrounding setting and existing street scene. It is considered that the extensions would by virtue of their height, scale and design constitute complementary additions to the host dwelling that would appear commensurate to the size of the property and plot. The development would therefore comply with Policy CP57 of the WCS.

Impact on Neighbouring Amenity
Core Policy 57 of The WCS states that applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through having 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, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

All windows proposed would look out over the applicant's private gardens to the front, side and rear, replicating the existing arrangement of the host dwelling and given the single storey nature of the proposed scheme no overlooking concerns are raised.

No objections are raised to the additional mass in relation to overbearing or overshadowing given the single storey nature of the build and the detached nature of the host dwelling.

Given the scale of the development proposal, it is considered that the proposed extensions would not result in unacceptable loss of light, overlooking, overshadowing and would not have an overbearing impact upon neighbouring properties. For these reasons, the development proposals would comply with Policy CP57 of the adopted Wiltshire Core Strategy.

RECOMMENDATION: Approve with conditions

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:
Location Plan DWG No 01
Proposed Site Plan DWG No 02
Existing Plans and Elevations DWG No 03
Proposed Plans and Elevations DWG No 04
All Plans Received 01.08.2023

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