CASE OFFICER'S REPORT

Application Reference:	PL/2023/06526
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	30 August 2023
Case officer:	Stefan Galyas

Site Address:	2 Sams Cottage, Stoke Common Lane, Purton Stoke, Swindon, SN5 4JG
Proposal:	Two Storey Rear Extension & Front Porch - Re-submission of expired approved application 14/06086/FUL
Recommendation:	Approve with Conditions

Site Description

The site comprises a two-storey, semidetached dwelling positioned on the northern side of the junction between Stoke Common Lane and the Cricklade Road. The dwelling is accessed through a side elevation driveway. The property is also afforded a small front garden and ample garden amenity space to the rear. The site borders open fields to the north and The Bell pub to the south-west. The adjoining dwelling at No.1 Stoke Common Lane benefits from a similarly sized rear garden.

The existing dwelling features cream painted rendered blockwork, a plain concrete tiled roof and white uPVC windows and doors.

The site is located within Purton Stoke, identified by the Wiltshire Core Strategy as a small village. There is no defined settlement boundary for Purton Stoke and the site is considered to be set within the open countryside for planning purposes.

In terms of policy constraints, the site is not set within any designated area although it is noted that there is a grade II listed building set to the southern side of the highway.

Proposal

The application seeks planning permission for the development of a single and two-storey extension to the rear of the property. The development proposal would also see the addition of a front elevation porch. The application is a resubmission of the previously approved scheme under 14/06086/FUL which does not appear to have been implemented.

External materials would constitute cream painted rendered blockwork to the walls, plain concrete roof tiles and uPVC windows and doors.

The proposal would be 5m in length, 7m wide, have an eaves height of 4.7m and a ridge height of 7.6m.

Policies

Local Context:

Wiltshire Core Strategy (WCS) Adopted 2015

Core Policy 1 – Settlement Strategy

Core Policy 2 – Delivery Strategy

Core Policy 19 – Royal Wootton Bassett and Cricklade Community Area

Core Policy 51 – Landscape

Core Policy 57 – Ensuring High Quality Design and Place Shaping

National Policy:
National Planning Policy Framework (NPPF) 2023
Paragraphs 2, 11, 12, 47, 110-112, 126 & 130.

National Design Guide 2021

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.

Key Issues
Principle of Development
Impact on the Character, Appearance and Visual Amenity of the Locality
Impact on Adjacent Neighbouring Occupiers

Relevant Planning History
14/04175/FUL - Two Storey Rear Extension and Front Porch. Case withdrawn

14/06086/FUL - Two Storey Rear Extension & Front Porch (Resubmission of 14/04175/FUL). Approved with conditions 27/08/14.

Consultation Responses
Purton Parish Council: No objection

Representations
There were no letters of representation received in response to the proposal.

Principle of Development
The principle of extending or altering an existing dwellinghouse located within the defined settlement framework is considered to be acceptable and in accordance with Core Policies 1, 2, 19 and 57 of the WCS.

Impact on the Character, Appearance and Visual Amenity of the Locality
The promotion of high-quality design is encouraged through the planning system and is reflected in Core Policy 57iii of the WCS, requiring design to relate closely to the existing pattern of development regarding the size, scale, massing, materials, elevational design, roofline and the

layout of the proposal. Core Policy 57vi also requires development to take into account the characteristics of the site and deliver appropriate development.
Other dwellings along Stoke Common Lane appear to have made use of their spacious rear garden amenity space and have extended at both single-storey and two-storey levels to their rear elevations. The proposed development would be contained to the rear of the existing dwelling and would not likely be perceivable from Stoke Common Lane nor contribute to the existing street scene. The proposal would be visible from the Cricklade Road to the north when looking south-west. It is considered that the use of matching materials and finishes would help assimilate the proposal to its surroundings.
Accordingly, the proposal is considered to have an acceptable impact on the character and appearance of the locality.

Impact on Adjacent Neighbouring Occupiers
Core Policy 57vii of the WCS requires consideration to be given to the compatibility of proposals with adjoining buildings and uses, their impact on the amenities of existing occupants and to ensure that appropriate levels of amenity are achievable within the development itself.
Whilst the gardens are north facing, given that the extension does not run directly along the boundary and that the two-storey element is approximately 3.4 metres deep the extension is not considered to cause an unacceptable loss of light or overshadowing. The additional 1.5 metre single storey section of the extension is also not considered to impact unduly on the amenities enjoyed by the occupier of the adjacent property. Additionally, the proposed rooflight on the side (north-eastern) elevation would serve an en-suite bathroom and would be positioned 2m above floor level. It is noted that no letters of representation from neighbouring occupiers in response to the proposal.
The proposal is found to be in accordance with the provisions of Core Policy 57 of the WCS.

Conclusion
The proposed development is considered to accord with Core Policies 1, 2, 19 and 57 of the Wiltshire Core Strategy and the relevant paragraphs of the NPPF. Accordingly, it is recommended that the application be approved.

Recommendation
That planning permission be GRANTED subject to the following conditions:

Conditions: (3)

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:

0451_02 Proposed Floor Plan Ground Floor
0451_03 Proposed Floor Plan and First Floor Plan
0451_05 Location Plan
0451_06 Existing and Proposed Block Plans
Received 02/08/23

0451_01 A Existing Floor Plans and Elevations and Section
0451_04 A Proposed Elevations and Section
Received 04/08/23

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 plans.

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

Informatives: (3)

4 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.

5 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

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.