CASE OFFICER'S REPORT

Application Reference:	PL/2023/06206
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	22 August 2023
Case officer:	Tim Furmidge

Site Address:	84 Deanfield, Cricklade, Swindon, SN6 6BW
Proposal:	Proposed Front Extension
Recommendation:	Approve with Conditions

CASE OFFICER'S REPORT

Application Reference: PL/2023/06206

Proposal: Front extension (single storey)

Site Address: No.84 Deanfield, Cricklade, SN6 6BW.

Case Officer: Timothy Furmidge

Publicity Expiry: 22/08/2023

Application Expires: 18/09/2023. (Agreed EOT 29/09/2023)

Site Description

The application site comprises of a 1970's attached house, located on a rectangular corner plot The application relates to a two-storey dwellinghouse located within an estate style setting of similar properties. No. 84 is within a cul-de-sac with most properties benefitting from integral garages, frontage parking and additional on street parking.

The area is characterised by similar dwellings with open frontages and green amenity spaces adjacent to the highway. Other properties within the vicinity of the site have been extended to the front and rear, with single-storey and two-storey rear/side projections.

No. 84 is currently a three-bedroom dwelling with an adjoining single garage and a two-storey rear extension to the rear.

Proposal

The application seeks consent for the construction of a single storey extension to the front south-western elevation with a mono-pitched roof. The proposal would be constructed of painted rendered walls, with buff brick (London Brick type) for the larger bay window area, which is finished in white Upvc frames, under a grey/brown interlocking concrete tiled mono-pitched roof. The proposal would allow for a larger lounge area. All materials would either match or be sympathetic to the materials used on the existing nearby and neighbouring properties.

The proposal would be similar to that of a previously approved front extension of similar dimensions in the adjacent close of Pittsfield to the south-east.

Policies
National context:

National Planning Policy Framework 2021 (NPPF)
Planning Practice Guidance (guidance on the policies contained within the NPPF)

Local context:

Wiltshire Core Strategy (WCS) adopted 2015
Core Policy 1- Settlement Strategy
Core Policy 2- Delivery Strategy
Core Policy 57- Ensuring High Quality Design and Place Shaping

Cricklade Neighbourhood Plan – Made March 2018
Policy H3 – Design of new Housing

Planning History
Note that the below is not necessarily an exhaustive list and only includes those applications deemed to be of relevance to the current proposal.

ENQ/2023/00920 - Ground floor extension to front room such that the window will be in line with the existing porch and garage – Reply - needs Planning Permission.

N/98/01166/FUL – Extension to dwelling, CAP 27/07/1998.

CONSULTATIONS
Cricklade Town Council:
No objection. This is a small extension at the front of property aligning frontage with existing porch and creating a tiled front across the whole property. There are other similar conversions in the area.

REPRESENTATIONS
No representations have been received for this application.
Key issues
- Principle of development
- Scale, design, materials and appearance of settlement.
- Impact on neighbour amenity.

ASSESSMENT:
Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, and the provisions of the NPPF i.e. para 2, applications for planning permission must be determined 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); the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Principle of development:
The principle of providing and extending facilities in association with existing residential accommodation is considered acceptable in principle and in accordance with policies CP1, CP2 and CP57 of the adopted Wiltshire Core Strategy, subject to site specific assessment and related policy consideration and compliance with other policies contained within the development plan.

Design and visual impact:
The size and design of the proposed front single-storey structure is of a domestic-residential size, would not project further than the existing front entrance porch and garage. The materials and design is typical of the host dwelling and neighbouring residential properties. The structure is modest in size and nature and does not suggest that the site is being overwhelmed, as the cumulative effects of the proposal, The proposed design/size of the proposal are considered to remain sympathetic to neighbouring dwelling and the prevailing character of the wider area. Although the corner plot is open to the public realm, however, it would be of a minor scale, similar to other front storey extension within this residential estate and that would be considered not to have any significant visual impacts to the public realm.

There would no impact or change to the existing access for pedestrian and vehicular parking for the site from the proposal.

Overall, in terms of scale and design the proposal is considered to have complied with Policy CP57 of the WCS and Policy H3 – Cricklade Neighbourhood Plan 2018.

Impacts on neighbour amenity:
There are two immediate neighbours close to the site, the attached neighbour to the north-west at No.85, and No.83 to the south-west. However, due to the distances between the dwellings and proposal, the 1.8m high timber boundary fencing on the neighbour's rear garden and not protruding beyond that of the front entrance porch and garage, it is considered that there would be no significant loss of amenity or outlook is considered to result from the development.

Given the existing site context and the scale of the proposed extension, the proposal is not considered to give rise to any significant overshadowing, overbearing impact or loss of privacy to adjacent neighbouring occupiers at No 85 or 83 Deanfield, such that the application could reasonably be refused on this basis.

It is worth noting that there have been no neighbour objections received from local residents for this application. The proposal is therefore considered to have complied with Policy CP57 of the WCS and Policy H3 – Cricklade Neighbourhood Plan 2018.

Conclusion
As such, the proposals would not conflict with national and local planning policies including the Cricklade Neighbourhood Plan and can be supported. The proposal would not result in harmful impacts to the adjacent residential character of the locality or to residential amenity or to the highway safety to such an extent as to justify a reason for refusal.

It is therefore recommended that the application be approved subject to relevant 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 development:

Proposed and Existing Elevations and Floor Plans (With location and Site Block Plan) 2271/1 – Rec: 24/07/2023.

REASON: For 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 to 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 INFORMATIVE TO APPLICANT:
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.

5 INFORMATIVE TO APPLICANT:
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 INFORMATIVE TO APPLICANT:
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.