CASE OFFICER'S REPORT

Application Reference:	PL/2023/06116
Application Type:	Householder planning permission
Site Inspection:	26th September 2023
Consultation ends:	4th September 2023
Target Date:	29th September 2023
Case officer:	James Repper

Site Address:	1 CHANTRY ROAD, WILTON, SALISBURY, SP2 0LS
Proposal:	Remove existing dilapidated flat garage roof & construct new replacement pitched & tiled garage roof.
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site is a detached residential dwelling located at the entrance to an established residential estate inside the settlement boundary of the local service centre of Wilton as defined by Wiltshire Core Strategy (WCS) Core Policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 33 (Spatial Strategy for the Wilton Community Area). The site is surrounded on three sides by other residential properties and their amenity/parking provisions, some of which have been subject to alterations and/or extensions over time. The remaining side is the Wilton Estate Wall located across the classified road known as South Street.

PROPOSAL:

This is a householder planning application proposing the re-roofing of the attached garage which presently has a corrugated flat roof to be replaced by a dual-pitch roof with tiles to match the main house plus associated works.

RELEVANT PLANNING HISTORY:
None

POLICIES:
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019

Wiltshire Core Strategy:
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP33 (Spatial Strategy for the Wilton Community Area)
CP57 (Ensuring High Quality Design & Space Shaping)

Supplementary Planning Documents:
Creating Places Design Guide SPG (April 2006)
Wiltshire Local Transport Plan – Car Parking Strategy

REPRESENTATIONS:

Highways – No Objection

- It is considered that the proposal is not detrimental to highway safety and I wish to raise no highway objection.

Wilton Town Council – Support

Letters – None Received.

ISSUES:
The main considerations which are material to the determination of this application are listed below:

- Principle
- Character & Design
- Neighbouring Amenities

PLANNING ASSESSMENT:

Principle:
The site is located within a mixed residential area of Wilton, a local service centre. Within the defined development limits as per the WCS, there is a presumption in favour of sustainable development at local service centres.

Furthermore, the site is already in use for residential purposes and the principle of extensions or additions to be used in association with the existing residential use of the site is accepted. This principle acceptability is however subject to the detail, such as its implications for the character of the area and neighbouring amenities. These will therefore be addressed in more detail below.

Character & Design:
Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts.

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 or 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 existing buildings.

In this instance, it is considered that the proposed works are relatively minor in terms of scale and mass and will replace sub-standard materials with a new garage roof matching the main dwelling. Whilst the proposals will be visible from the public realm it is considered that the works would not be incongruous or appear out of place in the street scene. The roof is clearly subservient to the host dwelling and will match the main roof in both materials and pitch. Overall it is considered that the proposed works are of an acceptable scale, mass, height and design to maintain the character of the application site and would not cause harm to either the street scene or the character of the surrounding area.

Neighbouring Amenities:
WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should "*always seek to secure high quality design and a good standard of amenity for all existing and future*

occupants of land and buildings". Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

The new roof will be near the shared boundary with the neighbouring number 3 Chantry Road. Number 3 is a bungalow with a gable facing the garage. The proposals are all located within the built form of the existing dwelling and as such would not create any further shadowing or bulk. It is, therefore, considered that the proposals would have no impact on neighbouring amenities.

CONCLUSION:
The proposal would be of an acceptable overall scale and would result in limited implications for the street scene. Similarly, due to its scale, it is considered that the proposal would be unlikely to have a significant impact on the amenities enjoyed by the occupiers of adjacent dwellings.

The proposal would therefore accord with the aims and objectives of the Wiltshire Core Strategy and other Government guidance and is recommended that planning permission be granted for the proposal.

RECOMMENDATION:
Approve 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 and documents:

Application Form & Certificate Received 21st July 2023
Plans Ref:
Location Plan DWG: P863/01 Received 21st July 2023
Proposed Site Block Plan DWG: P863/04 Received 21st July 2023
Proposed Floorplans & Elevations DWG: P863/05 Received 21st July 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 used in the existing building.

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