DELEGATED REPORT

Application Reference:	PL/2023/05525
Application Type:	Planning permission
Site Address:	11B HIGH STREET, SUTTON BENGER, CHIPPENHAM, SN15 4RE
Proposal:	Conversion of garage loft space to habitable space with rooflights following insertion of access staircase and entrance door at 1st floor level incorporating revision to approved application PL/2022/04005 to include covered external staircase.
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for the conversion of garage loft space to habitable space with rooflights following insertion of access staircase and entrance door at 1st floor level.

The proposal will see the introduction of one 700mm by 550mm rooflight on the southeast elevation and three 700mm by 550mm rooflights on the northwest elevation. The first floor will incorporate a home office/gym and a shower/toilet.

The proposal will see the introduction of an amendment to the previously approved proposal under PL/2022/04005. The amendment will see the previously approved external staircase enclosed in timber. There will also be an additional rooflight proposed above the staircase. In all other aspects the proposal remains the same.

SITE DESCRIPTION

The host dwelling is a late 20th early 21st century detached dwelling, constructed in a sympathetic rural architectural vernacular. The application site is entirely within the Sutton Benger Conservation Area (SBCA).

The garage is forward of the main building line and is currently located in the corner of the plot.

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Impact upon Heritage Assets

National Planning Policy Framework 2023 (NPPF)

MAIN ISSUES

- Principle of Development
- Impact upon heritage assets
- Scale and design
- Residential amenity

CONSULTATION

Sutton Benger Parish Council: No objection

> "*Sutton Benger Parish Council have No Objection to this planning application..*"

Wiltshire Council Highways: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter. No representations received.

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. The National Planning Policy Framework (NPPF) is a key material planning consideration. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

Principle of Development

Decisions on planning applications are made in accordance with the policies contained in the Wiltshire Core Strategy and government guidance.

The principle of domestic extensions, alterations and/or outbuildings within the curtilage of existing dwellings is considered acceptable, providing those proposals are complaint with the requirements of relevant policies within the development plan.

Impact upon heritage assets

Listed Buildings

The proposal is within 50m of listed buildings (Manor Farmhouse and Arms Farmhouse), both Grade II.

As required by CP58 of the WCS due consideration must be given to the potential impacts of the proposed development upon the character and setting of the listed buildings.

While the proposal will be noticeable addition through the inclusion of additional rooflights and an increased bulk as a result of the enclosing of the external staircase. As before it remains a modest overall development and as a result of the distances involved, it is not considered that the proposal will result in any harm to the character and setting of the neighbouring listed buildings.

In terms of impact upon listed buildings the proposal is considered to comply with the requirements of CP58 of the WCS.

Conservation Area

The proposal is entirely within the SBCA. As such due consideration is given to the requirements of CP58 of the WCS and the need to ensure that proposed development is appropriate for the heritage asset, in this instance the SBCA.

The proposal will see the delivery of new rooflights, including an additional rooflight above the now enclosed staircase, which would be visible from the wider street scene, and by extension the Conservation Area. The proposed rooflights are of a more modern style but remain sympathetic to the host dwelling.

While the windows maybe noticeable from the SBCA, due to the modest built form and appearance it is considered that they will not result in a harmful intrusion into the wider character of the SBCA. Furthermore, the creation of the external staircase and screening element, by dint of their location and sympathetic built form is not considered to overwhelm or result in harm to the SBCA.

The appropriate nature of the proposal does not result in any harm to the character and setting of the SBCA. As such the proposal is considered to comply with the requirements of CP58 of the WCS.

<u>Scale and design</u>

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. Sections 12 of the NPPF expects a good standard of design.

The proposed development remains subordinate to the host dwelling, with the bulk of the alterations to scale arising from the enclosing of the staircase. This is considered to be broadly comparable to the scale of the previously approved external staircase and screen. Furthermore, the resulting scale of the proposal remains comparable scale to the existing property. As a result of this modest scale, it is not considered that the proposal would overwhelm or overdevelop the host dwelling.

The enclosing of the external staircase and new rooflights are broadly sympathetic to the character of the host property. The resulting appearance remains appropriate for the host dwelling as, the host property appears to be of a sympathetic construction and the use of the proposed materials is considered to be sympathetic and appropriate to both the host dwelling and character and appearance of the wider area.

From the plans, it would appear that the first floor accommodation would offer extremely limited head height for realistic useability (and especially in respect of the bathroom facilities). However. How realistic such a suggested use might be is not a material consideration in the determination of this planning application.

Ultimately, i terms of scale and design the proposal is considered to comply with the requirements of CP57 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.

Due to the modest nature of the proposed rooflights, it is not considered that the proposal will result in an unacceptable impact upon the amenity of neighbouring properties in terms of overlooking, overshadowing, loss of light or privacy.

Unlike the previously approved scheme, the proposal in this instance will see the previously external staircase enclosed and as such the potential for views and amenity impacts would be removed. As such it is not considered that the proposal would result in unacceptable impacts in terms of overlooking, overshadowing, loss of light or privacy would be acceptable.

A condition will be attached to any subsequent decision notice tying the proposal to the same planning unit as the dwelling it serves.

The proposal is on balance considered to be acceptable in terms of amenity in relation to CP57 of the WCS.

CONCLUSION

The proposal is considered to be acceptable in respect of size, scale and design. The development is not considered to impact unduly upon the character of the area, wider landscape, highways safety or on the living conditions of neighbours. The proposal is therefore in accordance with Core Policies 57 and 58 of the Wiltshire Core Strategy and relevant sections of the National Planning Policy Framework.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

Conditions on decision notice