CASE OFFICER'S REPORT

Application Reference:	PL/2023/06632
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	05 September 2023
Case officer:	Hilary Baldwin

Site Address:	OLD POST OFFICE, 24, UPPER SEAGRY, CHIPPENHAM, SN15 5EX
Proposal:	Variation to window placements, a decrease in the footprint of the property and addition of a porch. The roofscape has been kept inline with the original roof of the property.
Recommendation:	Approve with Conditions

Proposal and Site Description

Proposal

The proposal comprises design and scale revisions to the front elevation, changes to fenestration location and size of openings, first floor dormers to the front elevation and revisions to the front elevation in terms of a porch.

The works have already commenced and therefore the submission is retrospective.

Site Description

The application site relates to a former Post Officer building at No 24, Upper Seagry, a two-storey property located within the small village of Upper Seagry. There are a mix of dwellings types in the locality with a wide variation in the character and appearance. The site is located adjacent to the public highway but benefits from a tall fence which encloses the private garden area to the north of the site. There is one adjacent dwelling to the south and the rear (east) overlooks open, agricultural fields.

The village is spread over two main clusters of dwellings and is defined as a Smaller Village in the WCS. There is no designated conservation area and no other nearby heritage assets.

Policies

National Context:

National Planning Policy Framework (NPPF) 2023

Paragraph 11 – Presumption in favour of sustainable development

Paragraphs 130 - Achieving well designed places

Planning Practice Guidance (PPG)

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015

Core Policy 1- Settlement Strategy

Core Policy 2- Delivery Strategy

Core Policy 10 - Spatial Strategy for the Chippenham Community Area
Core Policy 57- Ensuring High Quality Design and Place Shaping
Core Policy 60- Sustainable Transport
Seagry Neighbourhood Plan – Made May 2021

Wiltshire Local Transport Plan 2011-2026
Car Parking Strategy

Key Issues
Principle of Development
Impact on the character and appearance of the area
Impact on adjacent neighbouring occupiers
Access, Parking and Highway Safety

Relevant Planning History
The planning history on the site reveals that this former post office has been subject to a succession of applications, which have included non material amendments and variations to the design since becoming a single dwelling house. The current submission has been submitted in order to regularise the works currently undertaken and the application listed below is considered the most relevant. A request for a further non-material amendment exceeded the parameters of that provision.

20/00002/FUL - Proposed two storey extension to West elevation and addition of bi fold doors and window to East elevation. Proposed utility room, and extension of existing kitchen into existing garage. Proposed first floor extension above the existing garage with Juliette balcony to East elevation. Proposed removal of canopy to the existing West elevation. Proposed new gated access from side garden and creation of new bin store and associated works.
Approved with Conditions

Consultation Responses
Seagry Parish Council – no objections made

Representations
5 x Letters of Support received in relation to the proposed development.

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 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.

Impact on the Character and Appearance of the Area

The planning system promotes high quality development through good inclusive design and layout and the creation of safe, sustainable mixed communities. Good design should be indivisible from good planning and recognised principles of good design seek to create a high-quality built environment for all types of development.

The proposal comprises design changes which have come about during the redevelopment of the property and which were not in accordance with the previously approved plans. This includes relocation and resizing of some windows, the reduction to a hipped roof extension on the front elevation and the erection of a front elevation porch on the inner angle of the “L” shaped footprint. An additional front elevation dormer at first floor to match and additional roof lights have also been added.

The plans submitted appear to accord with the building on site which is largely completed and which has clearly evolved over a series of changes and does not reflect either the original permission or that allowed by way of a non-material amendment. However, whilst these changes are visible within the street scene they are no not considered to detrimentally impact upon the character and appearance of the site or the area and are deemed acceptable.

It is noted that there is no formal objection from the Parish Council and this instance, due to the size and location of the development, and the use of appropriate material detailing the proposal is considered to be in compliance with CP57 and the guidance and provision of the NPPF.

Impact on Adjacent Neighbouring Occupiers

The proposed development is not considered to result in significant increase in overshadowing, loss of outlook, loss of privacy or noise impact upon the adjacent neighbouring occupiers. The roof light windows would not allow overlooking to adjacent amenity spaces significantly above that which can already be undertaken from first floor windows.

5 letters of representation were received in relation to the proposed development, all of which support the proposal.

Access, Parking and Highway Safety

There would be no net gain in floor space and albeit the porch, as shown on the proposed plans and built as such on site, still provides for the parking of two cars clear of the highway. This level of parking was considered acceptable within the preceding scheme and will meet the current adopted parking standards.

Conclusion

As such, the proposal is considered to accord with Core Policies 2, 57 and 60 of the Wiltshire Core Strategy and the guidance and provision as contained within the NPPF. It is therefore recommended that the application be permitted subject to relevant conditions.

Conditions: (2)

1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

0000- -XX-ZZ-DR-A-00 Site Location Plan. Received on 07 August 2023
0000- -XX-ZZ-DR-A-01 Existing Block Plan. Received on 07 August 2023
0000- -XX-ZZ-DR-A-02 Existing Floor Plans. Received on 07 August 2023
0000- -XX-ZZ-DR-A-03 Existing Elevations. Received on 07 August 2023
0000- -XX-ZZ-DR-A-04 Proposed Block Plan. Received on 07 August 2023
0000- -XX-ZZ-DR-A-05 Proposed Floor Plans. Received on 07 August 2023
0000- -XX-ZZ-DR-A-06 Proposed Elevations. Received on 07 August 2023

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

2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as stated on the application form and approved plans.

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

Informatives: (4)

3 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

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.