CASE OFFICER'S REPORT

Application Reference:	PL/2023/04880
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	28 July 2023
Case officer:	Jane Sanger

Site Address:	Wisteria House, 29 The Pound, Bromham, Chippenham, SN15 2HE
Proposal:	Erection of two storey and single storey extension, plus replacement of 2 x single garage doors with 1 x double garage door and installation of circular window above to provide natural light to roof space. (amendment to PL/2021/06458)
Recommendation:	Approve with Conditions

POLICIES

The National Planning Policy Framework (NPPF) 2021:
Chapter 4 – Decision Making
Chapter 9 – Promoting Sustainable Transport
Chapter 11 – Making Effective Use of Land
Chapter 12 – Achieving Well Designed Places

The Wiltshire Core Strategy, Adopted January 2015:
Core Policy 57 – Ensuring High Quality Design & Place Shaping

Planning Practice Guidance (PPG) 2014.

The Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015).

CONSULTATION RESPONSES

Bromham Parish Council – no objections.

Highways – no objections.

REPRESENTATIONS

Four representations have been submitted, but they are from only two properties, at Nos 27 and 31 The Pound, Bromham.

No 27 (x2 representations) raise the following:

Listed are the same objections made in extant approval PL/2021/06458

• two storey extension overbearing/oppressive impact and loss of light to our patio and habitable rooms, especially our garden room;

• Footprint extended on our side of the house;
• Overlooking from the lantern lights into our bedroom (dimensions not on plans);
• Proposals for Juliet balcony not clear; concerned it will cause loss of privacy to my garden and summer house; and if it became a walk on balcony in the future; there would be further concerns;
• Fenestration design will be ultra-modern and not in keeping with the Georgian windows lights to front elevation;
• The extension will establish an undesirable precedent;
• On this application the whole footprint of the first floor extension has been moved further across the back of the property and closer to my property;
• Introduction of a vaulted ceiling and glazing into the apex, which is substantially different to the previous application.

The occupiers of No. 29 (x2 representations) raise the following:

• Not opposed to the proposals and support them, as the house is in desperate need of modernising;
• The size and scale of the proposed redevelopment which will have a significant detrimental impact on the quiet enjoyment of our lives in our house and garden should it be granted in full;
• A 5m full extension is neither sensible or proportionate and will significantly alter the surroundings to the rear of the properties;
• The two-storey extension will overshadow our property, blocking light (affecting our right to light) and views across the neighbouring properties and surrounding fields;
• The planned bedroom windows will look directly into our garden and patio area;
• Loss of light/overshadowing in our garden and home;
• Other extensions in the area are all single storey;
• Overbearing on our outlook;
• The combined depth, height and proximity of the extension to the neighbouring boundaries and the proposed plans are so large that the character of the house will severely transform into an intrusive, overbearing extension that will dominate an oppressive feature of our own home and garden, similar to looking at a block of flats; and
• The poor design will have a negative effect on our wellbeing and be destructive to our living conditions and mental health.

KEY ISSUES:

• Relevant planning history.
• Impact upon neighbour amenity.
• Impact upon highway safety.
• Impact upon the character and appearance of the area.

ASSESSMENT

The application site relates to Wisteria House, 29 The Pound, Bromham. The property is a detached mid-late 20th century brick and tile 2-storey dwelling with a linked double garage to the right-hand side. It is one of a number of similarly sized detached properties of similar period set to the west side of the junction between The Pound and Highfield, and is set-back from the street to a building line that broadly reflects the sweeping curve of the junction. The dwelling (excluding garage) has an overall width of 12.4m within a plot width of c.20m. No. 31 lies to the right-hand side (north-east). No. 27 to the left (south-west). Open farmland lies to the rear.

The application site lies outside any formal areas of planning designations.

The proposals:

The application proposes the construction of a two-storey rear, part-width extension to the dwelling with a dual-pitched roof perpendicular to the main roof, matching the eaves and ridge heights of the existing dwelling. It would project 5m from the main rear wall. Further proposed are flat roof, single storey rear extensions to provide a garden room with bay window and a dining room extension.

Full height windows are proposed in the rear elevation of the two-storey extension with side lights, which will access onto a Juliet balcony. It will comprise a glass screen, fitted flush with the rear elevation in front of the French doors, which will open inwards. Glazing is further proposed into the apex of the roof. Further revised, proposed, elevation plans have been submitted which more accurately show the Juliet balcony enclosure on the two-storey rear extension in the rear elevation at first floor level. The glass balustrade will be secured with stainless steel brackets.

A reconfiguration of the existing dwelling will result in two additional windows at first floor level in the side elevation of property lighting ensuite bathrooms. These windows will be obscurely glazed. An additional proposed elevation plan has been submitted showing this East North East Elevation, which is hidden behind the garage roof.

A further single storey, flat roof extension comprising a workshop and store will be constructed adjacent to the rear elevation of the existing garage. The existing double garage, with a single door, will be replaced with two single doors and the garage aperture reduced by approximately 200mm. The applicant has confirmed that the first floor of the garage will be used for storage only.

The only differences between the extant approval and this current application are:
• 2 additional first floor windows lighting ensuites are shown in the East North East side elevation of the existing property and are detailed as being obscurely glazed.
• The rear extension on the garage no longer integrates with the approved two-storey rear extension, therefore it is standalone and the footprint is smaller than currently approved;
• A further addition of a single storey garden room with bay window is proposed on the rear elevation. The floorspace lost integrating the rear extension to the garage with the two-storey rear extension has been retained here in lieu of the extant arrangement;
• The addition of x2 roof lanterns to the garden and dining room extensions on the rear of the house.
• The installation of a round window in the front elevation of the garage; and
• Change of a single double garage door to two single garage doors (door aperture of garage decreased in width by 200mm to accommodate this).

The materials for the bi-fold doors and windows frames, including the lanterns and doors in the extensions will be aluminium and finished in white respectively; and the flat roof on the rear extensions will be covered in EPDM over timber.

It is not considered necessary for the Juliet balcony to form part of the application description, as the fallback position is that these are considered to be Permitted Development.

Relevant planning history:

PL/2021/06458 - Erection of two storey and 2 no. single storey extensions, including all other associated works' – Approved with conditions on 12.10.2021.
K/80/1027 Re-roofing existing domestic garage – Approved with conditions on 16.02.1981.

K/78/0361 Circular bay window to front of dwelling – Approved with conditions on 30.06.1978.

Impact upon neighbour amenity:

Firstly, it is useful to note the majority of these extensions form part of the extant approval and therefore many of the concerns raised by the neighbours in relation to overlooking, overbearing impact and loss of light from the two-storey and single storey rear additions are not material planning considerations here, as the position, height, scale and footprints of the proposals have already been approved in 2021.

The concerns raised in relation to the two-storey rear extension are not relevant to these proposals unless they refer to the rear glazing and Juliet balcony, as these are only changes from the extant approval to this element. In view of this, the first floor is not closer to the neighbour at No. 27, as they set out. However, the single storey rear extension, with the garden room has been widened compared to the extant approval and will be closer to their property.

The proposed garden room, due to the single storey design, its position, still set in sufficiently from the shared boundary with No. 27, together with the position of their shed located between their house and the shared boundary with No. 29, will minimise any degree of overbearing impact or overshadowing. Furthermore, the shared boundary treatment can be up to 2m height, further reducing any impact upon neighbour amenity. The lanterns in the roof of the garden room and attached dining room will face the sky and will not result in overlooking of this neighbour. Therefore, this will overcome the concerns raised by the occupiers of No. 27.

Regarding the Juliet balcony and glazing into the apex of the roof proposed, due to its position in the rear elevation of the two-storey extension, it will not directly overlook the house and private patio/garden areas of the neighbouring properties at Nos. 27 and 31, even though these occupiers may have a perception of being overlooked. Only oblique views of the neighbour's gardens will form the outlook from this full height glazing and will facilitate an outlook directly facing the applicant's rear garden. Therefore, this arrangement is considered to be acceptable and will not cause any significant harm to neighbour amenity. This is considered to overcome the overlooking issues raised by the occupiers at Nos. 27 and 31.

Furthermore, the impact of the Juliet balcony and glazing will not be significantly different from having a first floor window in this location. Permitted development rights will be removed to ensure that no windows, doors or other openings will be inserted into the north, north-east and west, south-west side elevations of the two-storey extension, to prevent any direct overlooking of the neighbours house and gardens. Proposals to change the Juliet balcony to one that can be walked onto, will require planning permission as mentioned by the neighbours.

The windows in the east, north-east side elevation at first floor level, lighting the ensuites will be positioned in the side elevation of the original house and will face onto the existing garage roof, and as a result they will be hidden behind this roof structure. Therefore, this will prevent them directly overlooking the south-western side elevations of No. 31. However, it is noted that No. 31s south-western side elevations facing the application property are blank flank walls above the existing shared boundary treatment. Therefore, it is not considered necessary to condition these windows to be fitted with a ventilation stay. It is further noted that these windows are annotated on the submitted drawings to be obscurely glazed.

The applicant has confirmed that the first floor of the garage will be used for storage, therefore, it is not necessary to condition it to be tied to the dwelling and used as ancillary accommodation in relation to it.

The modern window design to the rear elevation is not considered to detract from the character and appearance of the area, particularly as it will not be visible from a public vantage point, overcoming the neighbour's concerns.

The proposals will not establish an undesirable precedent, as each application is considered on its own merits. The storey heights of extensions and whether they are acceptable is assessed at the time of the application depending on the site context and planning constraints. This mitigates against the neighbour concerns.

The proposals due to their position, size, scale and height are not considered to negatively impact upon the neighbouring occupier's wellbeing and mental health.

Impact upon highway safety:

The Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015) requires 4+ bedroom dwellings to be able to accommodate a minimum of 3 parking spaces. The existing driveway can easily accommodate this. The existing dwelling has four bedrooms and this number will remain the same with the proposed extensions. The property already has parking for a minimum of 3 cars. Therefore, no further action is required in relation to parking. In view of the above, the proposals will not result in any harm to highway safety.

Impact upon character and appearance of the area:

The footprint of these proposed extensions are comparable in size or smaller than those approved in 2021 and therefore, on this basis, it will be very difficult for these to warrant a refusal now. The revised extensions to the dwelling are considered to be sympathetically and proportionately designed. They will use appropriate matching materials and as such are not considered to cause any harm to the character and appearance of the area.
Conclusion and recommendation:

In consideration of the above it is concluded that the development would be in accordance with the development plan. With no circumstances warranting otherwise the application is recommended for approval subject to the conditions outlined below.

RECOMMENDATION: Approve with conditions.

Conditions: (4)

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
Received on 19.06.2023.

Location Plan 1:1250
Existing Site Plan Rev 1.1
Existing East North East End Elevation Rev 1.1
Existing West South West Elevation Rev 1.1
Existing Ground Flr Plan View Rev 1.1
Existing 1st Floor Plan View Rev 1.1.
Existing Front Elevation Rev 1.1
Existing Rear Elevation Rev 1.1
Proposed Front Elevation
Proposed Ground Floor Plan
Proposed Site Plan
All received on 30.06.2023.

Proposed East North East End Elevation Rev 1.2
Proposed East North East End Sectional Elevation Rev 1.2
Proposed West South West Elevation
Proposed Plan (First Floor) Rev 1.2
Proposed Rear Elevation Rev 1.2
Received on 16.08.2023.

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

3 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re- enacting or amending that Order with or without modification), there shall be no addition to or extension of the two-storey extension as hereby approved, and no windows, doors or other form of openings shall be inserted in the flank (northeast (East North East) and southwest (West South West) elevations of the two-storey extension above ground floor ceiling level.

REASON: In the interests of residential amenity and privacy.

4 The materials to be used in the construction of the walls and roofs of the development hereby permitted shall match in material and colour those used in the existing building, except for the flat roof extensions, which shall be covered in EPDM.

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