CASE OFFICER'S REPORT

Application Reference:	PL/2023/06323
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	24 August 2023
Case officer:	Selina (Nina) Parker-Miles

Site Address:	60 Chantry Gardens, Southwick, Trowbridge, BA14 9QT
Proposal:	Proposed Two Storey Side Extension
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to a semi-detached dwelling, 60 Chantry Gardens, located within an established residential area in Southwick near Trowbridge. The host dwelling benefits from an off-road parking area and attached single storey garage to the side elevation. The immediate area comprises of similarly styled two storey semi-detached dwellings. The host dwelling lies within an area with a risk of surface water flooding.

This application is seeking permission for a two storey side extension to the northwest side elevation. The extension would extend over the footprint of the existing garage that would be removed. The works would facilitate a utility room and cloakroom with integral garage at ground floor with an additional bedroom with en-suite at first floor.

Policies

National Context:

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015
CP2 Delivery Strategy
CP29 – Spatial Strategy for the Trowbridge Community Area
CP57 - Ensuring High Quality Design and Place Shaping
CP60 – Sustainable Transport
CP61 – Transport and Development
CP64 – Demand Management
CP67 - Flood Risk
Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015)

Key Issues

Principle of Development
Design and Visual Impact
Neighbouring Amenity

Highways Impact
Flood Risk

Consultation Responses
Southwick Parish Council - No objection

Representations
Consultation consisted of advertisement by site notice and neighbour notification. No letters of representation were received.

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 proposed development comprises an extension to an existing residential property set in an established residential curtilage within the settlement boundary of Trowbridge. The proposed extension is wholly within the residential curtilage and as such the principle of development is acceptable subject to the following considerations.

Design and Visual Impact
Core Policy 57 requires a high standard of design in all new developments. of particular relevance to householder extensions is paragraph (iii) which requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The two-storey side extension would be positioned on the northwest elevation, extending 2.5m from the existing side elevation with the front and rear elevation aligning with the existing built form of the host dwelling. The height and form of the extension would mirror that of the host dwelling with a pitched roof form.
To the front elevation a garage door would be inserted with a window at first floor and to the rear elevation a pedestrian door and first floor window would be inserted, no windows are proposed on the northwest side elevation.



Existing (left) and proposed (right) front elevation

The use of matching materials (brick under concrete roof tiles) with matching UPVC fenestration would ensure the proposal would integrate into the surrounding setting and existing street scene. It is considered that the extension would by virtue of its height, scale and design constitute a complementary addition to the host dwelling that would appear commensurate to the size of the property and plot. The development would therefore comply with Policy CP57 of the WCS.

Impact on Neighbouring Amenity

Core Policy 57 of The WCS states that applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through having 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, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

All windows proposed would look out over the applicant's private gardens to the front and rear, replicating the existing arrangement of the host dwelling and no first-floor windows would be inserted on the northwest side elevation adjacent to the neighbour at No.59 Chantry Gardens therefore no overlooking concerns are raised.

It is acknowledged that there would be an additional mass at first floor on the north-west elevation however given the extended separation distance to the adjacent neighbour at No.59 no concerns are raised in relation to overbearing or overshadowing.

Given the scale of the development proposal, it is considered that the proposed extensions would not result in unacceptable loss of light, overlooking, overshadowing and would not have an overbearing impact upon neighbouring properties. For these reasons, the development proposals would comply with Policy CP57 of the adopted Wiltshire Core Strategy

Highways Impact

Impact on parking provision – Core Policy 64 (Demand Management) seeks to manage the demand for vehicle parking and confirms that residential parking standards are to be based on minimum parking standards.

The development proposal would increase the number of bedrooms from 3 to 4 and in order to comply with the Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015)

three on-site car parking spaces would be required for a 4+ bed dwelling (standard min. size 2.4m x 4.8m).

The proposed scheme would retain a garage, however the dimensions would not meet the recommended criteria set by the Transport Plan with internal dimensions of 3m by 6m. Therefore, 3 parking spaces would need to be provided within the front driveway. The block plan that forms part of the application submission clearly illustrates that the recommended parking spaces can be accommodated within the front driveway as illustrated below.



The proposal retains the existing access and would not give rise to significant harm in terms of highway safety. As such the proposal accords with policies CP60, CP61 and CP64 of the Wiltshire Core Strategy and Paragraph 111 of the NPPF.

Flood Risk

The application site does not lie within any flood zone so does not trigger a consultation with the Environment Agency, however the host dwelling lies within an area with a risk of surface water flooding, which gives rise to concern over ground water and surface water flooding. The agent has confirmed that the guttering on the proposed development would be connected to the existing house guttering which leads to the new existing surface water discharge system on-site. Officers are therefore satisfied that sufficient flood standing mitigation measures would be implemented to ensure the development would be free from flooding as outlined in Paragraph 167 of the NPPF 2021.

RECOMMENDATION: Approve with conditions

Conditions: (2)

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:
Existing and Proposed Plans and Elevations, Location Plan DWG No AH 2023/43 Sheet 1 of 2
Existing Floor Plan and Proposed Block Plan DWG No AH 2023/43 Sheet 2 of 2
All Plans Received 26.07.2023

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