DELEGATED REPORT

Application Reference:	PL/2023/05620
Application Type:	Planning permission
Site Address:	BARROW HILL, CALSTONE, CALNE, SN11 8PY
Proposal:	Single storey front extension
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for a single storey front extension which will extend the existing kitchen space, thus running across approximately half (7.4m of a total width of 12.8m) of the existing building, to a depth of 3.3m. The eaves level is consistent with the eaves level of the host building, with a comparable ridge which drops marginally from the existing ridge line. The proposal will be finished in materials to match the existing property.

SITE DESCRIPTION

The property is a detached single storey property situated on a corner plot in a small settlement surrounded by open countryside. The host property is within the North Wessex Downs AONB.

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design and Place Shaping

National Planning Policy Framework 2023 (NPPF)
Section 2: Achieving sustainable development
Section 12: Achieving well designed places

Calne Neighbourhood Plan
Policy BE2: Design

MAIN ISSUES

- Principle of development
- Impact upon AONB
- Scale and design
- Residential amenity

CONSULTATION

Calne without Parish Council: No objection
"CWPC has no comment to make on this application."

REPRESENTATIONS

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) and the Calne Neighbourhood Plan are key material planning considerations. 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 AONB

Core Policy 51 and Chapter 11 of the NPPF is applicable. They require that development protects, conserves or, where possible, enhances valued landscapes. The site is located within the North Wessex Downs Area of Outstanding Natural Beauty where the impact of development on the wider landscape is an important consideration.

Core Policy 51 requires that proposals affecting the AONB shall demonstrate they have taken account of the objectives, policies and actions set out in the Management Plans for these areas. In large part, the development is to take place within the confines of a well-established and defined residential curtilage.

The host dwelling is situated within the built form of Calstone settlement with opposing properties and as such the creation of the single storey extension will be viewed in the context of the immediate built form. Due to the modest nature and contextualisation it is not considered to result in unacceptable impacts to the character of the AONB. As such the proposal has complied with CP51 of the WCS.

Scale and design

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 will see an extension of the existing property's principal building line through the creation of the single storey front extension. While it is noted that there opposing properties there is not a consistent building line. As such the extension forward of the principal building line is considered to be acceptable. In terms of scale, the proposal in this instance does not suggest that either the host property or the wider plot is being overdeveloped.

In terms of design and appearance, the proposed extension remains a sympathetic addition to the main building. Furthermore, the proposed palette of building materials remains sympathetic to and appropriate for both the main dwelling and character and appearance of the wider area.

In terms of scale and design the proposal is considered to comply with the requirements of CP57 of the WCS and Policy BE2 of the Calne Neighbourhood Plan.

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 scale and distance, 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.

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 51 and 57 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