DELEGATED REPORT

Application Reference:	PL/2023/07462
Application Type:	Householder Planning Permission
Site Address:	30 Anchor Road, Calne, SN11 8DU
Proposal:	Decrease the Length of Existing Garage and Increase the Length of the Existing Hardstanding, Replace Existing Mono Pitch with Hipped Roof to Match that of Existing Home.
Recommendation:	Planning Permission be GRANTED.

PROPOSAL

The proposal seeks planning permission to reduce the depth of the existing garage to increase parking space to the front of the garage. The proposal also seeks to replace the existing garage roof with a hipped roof to match the host dwelling.

The "householder" application form has been completed by the applicant and there is no suggestion that the alterations to the garage and off-road parking space would be for any other purpose than that associated with the occupation of no.30 Anchor Road as a domestic dwellinghouse.

DESCRIPTION/CONTEXT

The application relates to a detached house located in an established urban area of Calne. The property is set forward with access directly off the pavement, with mock gothic arched windows to the principal elevation, finished with painted textured render. The garage which is positioned to the north western elevation is set back, finished with painted masonry and an asbestos sheeted roof. The proposal seeks permission to create an improved hardstanding for a single off road parking space.

This application is not covered by any landscape, conservation or ecological designations. The eastern periphery of the Calne Conservation Area is within very close proximity, located approximately 12m to the north west of the application site.

PLANNING HISTORY

N/05/00310/FUL – First Floor Extension – Approve with Conditions

POLICIES

- National Planning Policy Framework (NPPF)

- Wiltshire Core Strategy Policies (WCS): CP57, CP58, CP61, CP64
- Calne Community Neighbourhood Plan: Policy BE2 Design Principles for Local Distinctiveness

ISSUES

- Principle of Development
- Design, Scale and Materials
- Heritage
- Residential Amenity
- Access and Parking
- Other Matters

CONSULTATION

Calne Town Council: No comments received at time of recommendation.

Wiltshire Council Highways Engineer: No Objection.

The existing arrangement for garage space and hardstanding would only provide a single space within the garage as I believe that the space to the front is not of a length that would be considered refuge for a vehicle (a minimum of 4.8m) the reduction in garage space would allow for storage but I do not believe it would be a useable vehicle space.

Therefore, I would view the existing parking provision as unchanged from the proposed albeit the change from covered parking to surface parking.

The plans submitted do not appear to have been provided with a scale for the existing and proposed site plans, therefore I have used existing mapping to make a judgement on the available space. It would not appear that the proposals would require alteration of the access with the public highway.

Therefore, I would not wish to raise an objection with regard to highways.

REPRESENTATIONS

Consultation has been carried out and individual neighbour letters to adjoining properties and no representation letters have been 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. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Principle of Development

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

Design, Scale and Materials

Core Policy 57 of the WCS requires new development to respond positively to existing landscapes in terms of building layout, built form, height, mass, scale, building line and materials in order to effectively integrate the building into its setting. Consideration must also be given to Policy BE2 of the Calne Neighbourhood Plan which requires proposals to consider the local distinctiveness of the properties and to ensure that the proposal relates well to the wider area.

The proposal seeks to make alterations to the existing garage to increase the driveway to comfortably accommodate one off road car parking space to serve the host dwelling. The proposal seeks to reduce the existing garage provision by approximately 1m, from 4.5m to 3.5m. The proposal seeks to replace the existing flat roof with a hipped slate tile roof, to match the style seen within the host dwelling. The proposed driveway would be finished in concrete, whilst a more high-quality finish such as a paved or natural stone driveway would be preferred, the existing concrete driveway would be continued and not be unduly prominent in the immediate vicinity. The proposal introduces a higher quality finish to the garage roof and is considered acceptable.

It is therefore considered that the proposals scale and design comply with Core Policy 57 of the WCS Development Plan and Policy BE2 of Calne Community Neighbourhood Plan and are considered acceptable.

Heritage

Planning (Listed Buildings and Conservation Areas) Act 1990 provides powers for the designation, protection and enhancement of conservation areas and the preservation of listed buildings. The Act requires that special attention should be given to preserving or enhancing the character or appearance of the conservation area (s.72).

Paragraph 195 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by the proposal (including any development affecting the setting of a heritage asset). Paragraphs 201 and 202 require local authorities to assess whether there is substantial harm, less than substantial harm or no harm to the heritage asset. Core Policy 57 requires, amongst other things, that new development must be sympathetic to and conserve historic buildings. Core Policy 58 requires that development should protect, conserve and where possible enhance the historic environment.

The eastern periphery of the Calne Conservation Area is within very close proximity, located approximately 12m to the north west of the application site. Due to the location of the proposal to the side of the dwelling, appropriate scale of the alterations and being read against the existing dense residential context, it is considered that the proposed development would not compromise, impact or harm nearby heritage assets. Due to the presence of the existing garage, highway network and established residential built form, there is considered to be a no harm to the identified heritage assets and in this regard, the proposal complies with the requirements of policy CP57 and CP58 to the Wiltshire Core Strategy.

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.

It is considered that the impact on neighbour amenity will be low. Given the limited scale, mass, positioning of the alteration proposed to the garage and parking space would not result to unacceptable harm or be intrusive to neighbour amenity. A replacement window is proposed to the southern garage elevation which would be at a reduced scale to the existing and would remain facing into the properties curtilage. There is considered to be no unacceptable loss of daylight, sunlight or privacy for immediate neighbours as a result of the proposed alterations to the roof.

In the context of the nature and layout of the development, there is considered to be no unacceptable impacts upon the amenities and living conditions of neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

Access and Parking

Wiltshire Core Strategy policy CP61 states that new development should be capable of being served by safe access to the highway network. Core Policy 64, states that provision of parking associated with new residential development will be based on minimum parking standards. Section 9 of the NPPF expects development to ensure safe and suitable access to the site can be achieved for all users and that development can be refused on highways grounds if there would be an unacceptable impact on highway safety.

The application seeks to reduce the depth of an existing single storey garage to the side of the dwelling, to increase the available space to the existing driveway.

The highways engineer has been consulted and notes that the hardstanding as existing is not sufficient for one vehicle length and that the reduction in garage space would allow for storage but would therefore not be a useable vehicle space. Therefore, the officer has taken the view that the existing parking provision would be theoretically unchanged from the proposed albeit the change from covered parking to surface parking and raises no objection with regard to highways. The proposal would retain sufficient parking for the property.

There is considered to be no implications for parking, highway safety or road network capacity as a result of development taking place, compliant with CP61 and CP64 of the WCS.

Other Matters

It is noted that this application from states the existing garage roof is constructed from asbestos sheeting. As the application would need to remove asbestos roofing as part of the demolition and subsequent construction. An informative will be applied to this application to remind the applicant that asbestos should only be removed by a licenced contractor. Asbestos waste is classified as 'special waste' and as such, can only be disposed of at a site licensed by the Environment Agency.

CONCLUSION

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The above report has shown that this proposal is in accordance with the Calne Community Neighbourhood Plan, Wiltshire Core Strategy Policies: CP57, CP58, CP61, CP64 and the NPPF, as it is of an acceptable design and will not have a detrimental effect on the character and appearance of the area including the nearby conservation area, host dwelling, neighbouring amenity or highway safety. It is therefore recommended that this application is approved with conditions.

RECOMMENDATION

That Planning Permission be GRANTED subject to the following conditions:

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:

Existing Elevations A & B
Existing Elevations C & D
Existing Site Plan
Proposed Elevations A & B
Proposed Elevations C & D
Proposed Site Plan
Site Block Plan
Site Location Plan

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the application form and approved drawings.

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

INFORMATIVE

The applicant should note that the works hereby approved involve the removal and disposal of asbestos cement roofing. Should only be removed by a licenced contractor Asbestos waste is classified as 'special waste' and as such, can only be disposed of at a site licensed by the Environment Agency. Any contractor used must also be licensed to carry 'special waste'.

PLUS STANDARD INFORMATIVES: WP6, WP18, WP31 AND CIL