DELEGATED REPORT

Application Reference:	PL/2023/05566
Application Type:	Planning Permission
Site Address:	Heathlands, Malmesbury Road, Kington Langley, Chippenham SN15 5PZ
Proposal:	Proposed storm porch, detached garage, first floor rear and first floor side extension
Recommendation:	That Planning Permission is GRANTED with Conditions

PROPOSAL

This application seeks Planning Permission for a proposed storm porch, a detached garage, a first-floor rear and a first-floor side extension. The proposed storm porch will be added to the right side of the house in front of the side extension (existing ground floor elevation). The first-floor rear extension will serve as an extension to a bedroom and the first-floor side extension will serve as a landing, two bedrooms and one ensuite. The detached garage first floor will serve a storage room and ground floor will serve as car parking.

The first-floor rear extension will consist of two windows on the rear elevation and the first-floor side extension consists of one window on the rear elevation. The detached garage will consist of a large garage door on the front (northwest) elevation- ground floor and two dormer windows on the front first floor elevation. An outdoor staircase and door are proposed on the northeast side elevation of the pitched roof garage.

The applications set out the following components for which permission and consent are sought:

- Proposed new storm porch
- First-floor rear extension
- First-floor side extension
- Proposed new detached garage.

The development and works are intended for purposes associated with the occupation and use of Heathlands as a single residential dwellinghouse.

DESCRIPTION/CONTEXT

The site consists of a detached dwelling found just north of the settlement boundary of Chippenham. The dwelling is situated within a large plot flanked with a large garden area to the west and south of the site and driveway to the southwest. The area is characterised with brickwork and timber cladding material. Plymouth Brethren (Place of Worship) is situated to the north of the site with a

large parking lot which sits between the proposal site and the church. The A350 is located adjacent to the east, an agricultural field to the west and a residential caravan site to the south.

The dwelling is located within the Countryside Character Area of Avon Vale but is not covered by any archaeological or ecological designations.

PLANNING HISTORY

No planning history relevant to this application.

POLICIES

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).

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

Wiltshire Core Strategy Policies 2015 (WCS):

Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 61: Transport and Development
Core Policy 64: Demand Management

National Planning Policy Framework 2023 (NPPF)

ISSUES

The main issues in the consideration of this application are:

- Principle Of Development
- Design and appearance
- Residential Amenity
- Impacts on Highways

CONSULTATION

- Kington Langley Parish Council: *Support this application.*

- Highways Officer: *I am satisfied that the proposal will have no impact on the users of the highway and as such, I am happy to offer no highway objection.*

REPRESENTATIONS

Consultation has been carried out and no neighbours have objected or commented.

ASSESSMENT

Principle of Development

Extensions, additions and alternations to existing properties across the plan area are acceptable in principle subject to consideration of any site-specific impacts and conformity with the relevant policies of the plan and national guidance, in particular the criteria set out in CP57 of the WCS. These matters are addressed further below.

Design and appearance

Core Policy 57 requires a high standard of design in all new developments; of particular relevance to householder developments is paragraph (iii) which require 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 application property is a detached dwelling situated just north of the Chippenham Settlement boundary. It is considered that the extensions and detached garage adopt a relatively simple design approach and use matching materials that will allow them to integrate sufficiently. Though accumulatively sizable, the extensions remain subservient, and are easily accommodated within the plot. The dwelling is set back from the road and in conjunction with the use of matching materials will ensure that the additions do not appear prominent within the street scene. In terms of design and materials, the proposal is considered to broadly reflect and respond to the character of the building and is largely sympathetic to the appearance of the host dwelling and the wider area. The increase in scale and mass of the proposed extensions would therefore not be considered to create an incongruous or unduly prominent feature in this location.

As such, the scale and design of the proposals are considered to be acceptable and comply with Core Policy 57 of the WCS.

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.

In respect of the residential amenity, the proposed developments would not present a significant impact upon the living conditions of the neighbouring residents through unacceptable overlooking or oppressiveness. Due to the modest scale and distance from neighbouring dwelling, it is considered that the impact on neighbour amenity will be low. The nearest neighbours (No. 1 & 2 Milk Marketing Board Cottages) are located some 90.0m to the dwellinghouse.

Given the limited scale, mass, and position, the proposal would not result in significant harm, significant loss of daylight or sunlight and would not be intrusive to neighbour amenity.

It is also noted that during public consultation, there were no objections or concerns raised by neighbouring properties.

In the context of the nature and layout of the development, there is no significant detrimental impact upon the amenities and living conditions of the neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

Highways Impacts

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.

The site is situated on a large plot with an extensive driveway and would not be considered of detriment to the public highway. The proposal would not alter existing parking provisions or existing access. The proposed garage would also provide additional covered parking which would be accessed from an internal driveway which provides turning space allowing access and egress in a forward gear. The Highways Officer has no objections or concerns regarding parking.

As such, the parking standards and requirements are considered to have no unacceptable impact upon highways safety, thereby complying with the relevant provision of CP61 and CP64 of the WCS.

CONCLUSION

The potential impacts of this development have been taken into consideration. In terms of the scale, design and materials, the proposal would not harm amenity or the character of the dwelling or the area. The proposal is in accordance with the aims of the NPPF and the objectives of the relevant Core Policies in the WCS; CP57, CP61 and CP64. It is therefore recommended that this application be 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 Site Block & Location Plan: Existing Elevations (Northeast & Northwest): DWG No. 2464-01 P2; Received 7 July 2023
Existing Ground Floor Plan: DWG No. 2464-02 P3; Received 7 July 2023
Existing First Floor Plan: DWG No. 2464-03 P3; Received 7 July 2023
Existing Elevations (Southwest & Southeast): DWG No. 2464-04 P2; Received 7 July 2023
Existing Elevations (Northeast & Northwest): DWG No. 2464-05 P2; Received 7 July 2023
Proposed Site Block Plan: DWG No. 2464-06 P2; Received 7 July 2023
Proposed Ground Floor Plan: DWG No. 2464-07 P2; Received 7 July 2023
Proposed First Floor Plan: DWG No. 2464-08 P2; Received 7 July 2023
Proposed Elevations (Southwest & Southeast): DWG No. 2464-09 P2; Received 7 July 2023
Proposed Elevations (Northeast [rear] & Northwest [SPE]: DWG No. 2464-10 P2; Received 7 July 2023
Proposed Garage Floor Plans: DWG No. 2464-11 P2; Received 7 July 2023
Proposed Garage Elevations: DWG No. 2464-12 P2; Received 7 July 2023
Photographic Survey: Received 7 July 2023

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 interest of visual amenity and the character and appearance of the area.

4 The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the main dwelling, known as ‘Heathlands’ and it shall remain within the same planning unit as the main dwelling.

REASON: The additional structure is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

INFORMATIVES:

5 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.

6 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.

7 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.