DELEGATED REPORT

Application Reference:	PL/2023/06110
Application Type:	Planning Permission
Site Address:	49 Wyvern Avenue, Calne, SN11 9SB
Proposal:	Single storey rear extension
Recommendation:	That Planning Permission is GRANTED with Conditions

PROPOSAL

This application seeks Planning Permission for a single storey rear extension. The single storey extension is proposed on the rear elevation and will make room for a dining and kitchen room with a double door and window on the eastern elevation. The rear extension is proposed with a lean-to roof and 3 skylights.

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

- Single storey rear extension

The development and works are intended for purposes associated with the occupation and use of 49 Wyvern Avenue as a single residential dwellinghouse.

DESCRIPTION/CONTEXT

The site consists of a detached dwelling found within the established residential frontage along Wyvern Avenue and sits within the settlement boundary of Calne. The site is also situated within a cul-de-sac surrounded by residential properties. The area is characterised as a mix of brick work and white PVC cladding throughout the dwelling with onsite parking situated at the front of the property.

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 previous history found.

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:

Calne Neighbourhood Plan:
Policy BE2: Design Principles for Local Distinctiveness

Wiltshire Core Strategy Policies 2015 (WCS):

Core Policy 57: Ensuring High Quality Design and Place Shaping

National Planning Policy Framework 2021 (NPPF)

ISSUES

The main issues in the consideration of this application are:

- Principle Of Development
- Design and appearance
- Residential Amenity

CONSULTATION

Calne Town Council: No objection.

> *No objection. The Planning, Licensing and Highways Consultative Committee has approved a Sustainability Statement as part of the Climate Emergency & Climate and Environmental Pledge which we would ask is considered when determining this application.*

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.

Good design helps to provide a sense of place, creates, or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; the layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard of poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality. A high standard of design is required in all new developments, including extensions, alterations, and changes of use of an existing building.

The application property is a detached dwelling situated along the western boundary of Calne. It is considered that the extension adopts a relatively simple design approach and use matching materials that will allow it to integrate sufficiently. The extension is modest is size and easily accommodated within the plot. The dwelling is situated within a cul-de-sac 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 extension 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 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.

In respect of the residential amenity, the proposed development would not present a significant impact upon the living conditions of the neighbouring resident through unacceptable overlooking or oppressiveness. Due to the depth of the proposed extension 2.30m, it is considered that the impact on neighbour amenity, specifically No. 51 Wyvern Avenue (southern elevation), will not be unacceptable. The lean-to roof will minimize any additional impacts to the neighbouring property No.51 and 47 Wyvern Avenue and no fenestrations are proposed on the side (north and south) elevations. The double door facing the east elevation will look out into the applicants' own garden/patio area.

Given the limited scale, mass, and position, the proposal would not result in unacceptable harm, unacceptable loss of daylight or sunlight and would not be unacceptably intrusive to neighbour amenity that would warrant a refusal in this case.

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 unacceptable impact upon the amenities and living conditions of the neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

Other matters

The Town Council comment notes their approval of a sustainability statement and that Council's declared climate emergency. In this particular instance, the proposed development will be subject to the building control regime, which will require adherence to parts of the Building Control Regulations which require assessment of such matters, particularly Part L relating to energy conservation. There is no need for the determination of this particular planning application for relatively small-scale development to repeat such an assessment.

CONCLUSION

The potential impacts of this development have been taken into consideration. In terms of the scale, design and materials, the proposal would not unacceptable imp[act upon neighbour amenity or the character of the dwelling or the area. The proposal is in accordance with the aims of the NPPF, the objectives of the relevant Core Policy in the WCS; CP57 and Policy BE2 of the Calne Neighbourhood Plan. 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:

Proposed Ground Floor Plan: DWG No. 2543-05 P1; Received 21 July 2023
Proposed Elevation Plan: DWG No. 2543-06 P1; Received 21 July 2023
Proposed Site Block Plan: DWG No. 2543-04 P1; Received 21 July 2023
Existing Ground Floor Plan: DWG No. 2543-02 P1; Received 21 July 2023
Existing Site Block Plan and Location Plan: DWG No. 2543-01 P1; Received 21 July 2023
Existing Elevations: DWG No. 2543-03 P1; Received 21 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.

INFORMATIVES:

4 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.

5 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.

6 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.