CASE OFFICER'S REPORT

Application Reference:	PL/2023/06981
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	14 September 2023
Case officer:	Samantha Stockley

Site Address:	RIDGECOT, 175 POST OFFICE LANE, BROAD HINTON, SWINDON, SN4 9PB
Proposal:	Demolition of existing garage and erection of replacement garage and garden store
Recommendation:	Approve with Conditions

SITE DESCRIPTION

The site constitutes of a two-storey semi - detached dwelling set in a large plot. The Garage access is from a drive access of Post Office Lane which runs the length of the western property boundary. The existing garage sits to the southwest corner of the plot and consists of a single-storey tradition timber framed garage with corrugated roof and timber lean to elements. There is an ample garden providing amenity space to the front side and rear of the property.

Regarding policy constraints, the site is within any designated settlement boundary of Broad Hinton, identified as a Large Village by the Wiltshire Core Strategy. The Site also falls within the Broad Hinton Neighbourhood Plan Area.

PROPOSAL

The application seeks planning permission for the demolition of existing garage and erection of a traditional style replacement double garage and garden store similar in design to existing. The proposal would see the replacement garage formed of concrete walls clad in horizontal weatherboard with a Blue Slate Roof. The proposed lean to which would abut the garage on the east elevation would have a roof formed of coated metal sheeting. The proposed windows and doors would be formed of timber hard wood to be stained or painted. The garage would have a 25 degree pitched roof with the lean to a mono pitched roof sloping from the eaves of the proposed garage. The proposal would provide parking for two vehicles with additional parking within the lean to. Bin storage or be found to the rear adjacent to the proposed storeroom.

The lean would measure 2.8m x 6.5m with the height to the eaves of 2.7m. The proposed garage element and store would measure 5.5m x 8m with a height to the eaves of 3.3m.

RELEVANT PLANNING HISTORY

No relevant planning history

POLICIES

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

National Planning Policy Framework (2021):
Section 2 Achieving Sustainable Development
Section 4 Decision-Making
Section 12 Achieving Well Designed Places

Wiltshire Core Strategy Adopted January 2015 (WCS)
Core Policy 1 – Settlement Strategy
Core Policy 2 – Delivery Strategy
Core Policy 14 – Marlborough Community Area
Core Policy 57 – Ensuring high quality design and place shaping

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:
"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

Section 70(2) of the Town and Country Planning Act 1990 provides that:
In dealing with an application for planning permission, the authority shall have regard to:
• the provisions of the development plan, so far as material to the application,
• a post-examination draft neighbourhood development plan, so far as material to the application,
• any local finance considerations, so far as material to the application, and
• any other material considerations.

At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (Adopted June 2006) and the Purton Neighbourhood Plan 2018.

PLANNING ISSUES

Those issues deemed to be most pertinent to the determination of the application are as follows:

• Principle of development
• Impact on the character and appearance of the area
• Neighbouring amenity

CONSULTATION RESPONSES

Broad Hinton & Winterbourne Bassett Parish Council - No Objection,

Highways - No Objection

REPRESENTATIONS

No representations received

Principle of development

The principle of providing and extending facilities in association with existing residential accommodation is considered acceptable and in accordance with Core Policies 1, 2 and 57 of the adopted Wiltshire Core Strategy, subject to site specific assessment and related policy consideration and compliance with other policies contained within the development plan.

Impact on the character and appearance of the area

The promotion of high-quality design is encouraged through the planning system and is reflected in Core Policy 57 of the Wiltshire Core Strategy. The policy requires a high standard of design in all new developments, including extensions, alterations, and changes of use of existing buildings. New development is required to relate positively to the existing pattern of development (i.) and 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 (iii.). Paragraph 130 c) of the NPPF similarly requires development to be sympathetic to local character and history, including the surrounding built environment and landscape setting.

The proposed single storey replacement garage and store would be set to the rear of the property with minimal visibility from the public realm which would only be achieved through glimpses. The proposal would be traditional in design, single storey with a 25-degree pitched roof. The proposed timber cladding and adjoining lean to is reminiscent of the existing building. Due to the scale, design and siting it is determined that the proposal would not have any overbearing impact or harm on the character of the site or broader area.

Accordingly, the proposal would have an acceptable impact upon the character and appearance of the locality in accordance with the provisions of Core Policy 57 and NPPF Paragraphs 130 and 134. The proposal would have no additional landscape impact and thereby accord with the provisions of WCS Core Policy 51 and NPPF Paragraph 174 b).

Neighbouring amenity

Section vii of Core Policy 57 of the WCS refers to the need to protect the amenities of existing occupants and to make sure that appropriate levels of amenity are achievable within the development itself. Additionally, Paragraph 130 (f) of the NPPF states planning decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the equality of life or community cohesion and resilience.

It was deemed that the proposal would not result in a loss of amenity to the neighbouring dwelling due to the nature and setting of the proposal. The application seeks to replace an existing garage and storage lean to/area with a replacement similar in design. While the footprint of the proposed would be larger than existing, it would be to the rear elevation of the property with minimal visibility from the public realm. The proposal would be single story with a 25-degree pitch roof and a single lean-to to the east elevation.

The neighbouring dwelling to the west and the proposed development area are separated by a 2m boundary fence and mature hedging. The neighbouring property to the rear is separated by mature hedging and trees and as such both are partly shielded from the proposed development. As such it is deemed that the adjacent properties and existing dwelling residential would not suffer and loss of light or overbearing impacts.

Therefore, it is considered that the proposal would be acceptable in amenity terms in accordance with the provisions of Core Policy 57 of the WCS and Paragraph 130 of the NPPF.

CONCLUSION

The proposed development accords with the provisions of the development plan and with relevant paragraphs of the National Planning Policy Framework 2021.

Conditions: (5)

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:

DWG 25-005-10 Proposed Floor Plans, Elevations & Block Plan Received 16th August 2023
Application Form Received 16th August 2023

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

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

4 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as set out in the application form.

Walls- Concrete with Horizontal Weatherboard
Roof - Blue Slate with powder coated metal sheeting to the lean to.
Window and Doors - Hardwood.

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

5 No development shall commence on site until all the existing buildings on site have been permanently demolished and all of the demolition materials and debris resulting there from has been removed from the site.

REASON: In the interests of the character and appearance of the area [and neighbouring amenities].

Informatives: (2)

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 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'.