CASE OFFICER'S REPORT

Application Reference:	PL/2023/07690
Application Type:	Householder planning permission
Site Inspection:	29 September 2023
Consultation ends:	10 October 2023
Case officer:	Helena Carney

Site Address:	21 The Lye, Seend, Melksham, SN12 6PB
Proposal:	Proposed Rear Extensions
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 57: Ensuring High Quality Design & Place Shaping
Core Policy 58: Ensuring the Conservation of the Historic Environment

Seend Parish Neighbourhood Plan 2020 - 2030, Made - May 2021

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

ISSUES

• Impact upon amenity of occupiers of neighbouring properties
• Scale, design and materials and impact upon the character and appearance of the conservation area

RELEVANT PLANNING HISTORY

None

REPRESENTATIONS

Seend Parish Council: no objection

Third party representations: none received at time of writing

ASSESSMENT

This application relates to No.21 The Lye, a two-storey semi-detached property, located within an established residential area in the village of Seend. The application property benefits from a small front garden and sizeable rear garden backing onto open countryside. To the side/rear of the property lies a brick built outbuilding, timber shed and a timber summerhouse. In addition to the adjoining neighbouring property, there are neighbouring properties located to the south-east. The application site lies with the conservation area.

The proposals:
This application is seeking planning permission for the construction of a single-storey and two-storey rear extension.

The proposed single-storey rear extension will be constructed with a mono-pitch roof, measuring approximately 2.6m deep x 3.2m wide x 3.2m high (max) and will provide a kitchen.

The proposed two-storey extension has been designed with a rear gable, measuring approximately 4.75m to the eaves (same as the host dwelling) and 7.2m to the ridge (approximately 0.8m lower than the ridge of the host dwelling. The proposed extension will measure approximately 4.45m wide and 4.6m deep and will provide a lounge at ground floor and a bedroom at first floor.

Impact upon amenity of occupiers of neighbouring properties:
The proposed development has the potential to impact upon the occupiers of neighbouring properties located to either side of the application site.

• No.19 & No.20 The Lye:
The above are a pair of semi-detached properties located to the south-east of the application site. The properties are sited forward of the application property and orientated such that their rear elevation faces the side elevation of the application property. The proposed two-storey rear extension will be at least 9m from the rear elevation of the closest of the semi-detached properties (No.20).

It is considered that the proposals will not adversely impact upon the occupiers of the above properties as a consequence of overbearing impact or overshadowing given the position of the proposed rear extension and the separation distance that exists between them.

Furthermore, it is not proposed to insert any openings in the side elevation facing the neighbouring properties and consequently there will be no material loss of privacy as a result of the proposed two-storey rear extension.

• No.22 The Lye:
The above is the adjoining semi-detached property which has been extended by way of a single-storey rear extension.

The proposals involve the construction of single-storey and two-storey rear extensions. The proposed single-storey extension will be constructed approximately 0.3m from the shared boundary with the adjoining property with the two-storey extension being constructed

approximately 3.2m further away. The shared boundary treatment consists of a low level fence and some mature trees and hedges. It is acknowledged that there is a degree of intervisibility between the two properties and as such the proposed extensions would be readily visible from the adjoining property.

However, given the single-storey nature of the rear extension immediately adjacent to the adjoining property, with a maximum height of 3.2m it is considered not to materially impact upon the occupiers as a consequence of overbearing impact or overshadowing.

The proposed two-storey rear extension will be constructed at least 3.5m from the shared boundary with the adjoining property. However, it is considered that it will not materially impact upon the occupiers as a consequence of overbearing impact or overshadowing due to the separation distance that exists between them.

It is not proposed to insert any openings in the side elevation of the single-storey or two-storey extensions facing the adjoining property and consequently there will be no material loss of privacy as a result of the proposed development.

It is acknowledged that it is proposed to insert a Juliet balcony in the rear elevation of the two-storey extension facing into the rear garden. However, it is considered that this will not result in a material increase in direct overlooking of the adjoining property or their garden area when compared to the existing arrangement which comprises windows in the rear elevation at first floor level.

Scale, design & materials and the impact upon the character and appearance of the conservation area:

The adopted Wiltshire Core Strategy (WCS) Core Policy 57 requires a high standard of design in any new developments including alterations or extensions to a dwelling. Development is to create a strong sense of place through drawing on local context and being complementary to the locality. The policy seeks for any new development to positively respond to the existing townscape and landscape and effectively integrate into its settings.

The property is located within the designated conservation area; Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Areas.

The adopted Wiltshire Core Strategy (WCS) Core Policy 58 requires that designated heritage assets and their settings will be conserved and where possible enhanced.

The application property lies within an established residential area where a number of properties have been granted planning permission for similar extensions as proposed here (notably 16/04797/FUL & 20/10395/FUL) and as such a clear precedent for the proposed development has been set.

It is also considered that the proposed development will be constructed to an acceptable design and scale, commensurate to the size of the application site. The proposed extensions will be constructed of suitable materials (red brick to match existing, profile concrete roof tiles to match

existing (two-storey extension) and Redland Regent through colour tiles (single-storey extension, and white UPVC windows & doors to match existing) and as such they will integrate well with the host dwelling.

It is acknowledged that the side elevation of the two-storey extension will be visible from public vantage points due to the open nature of the site and gap between neighbouring properties. However, as the proposed two-storey extension will be constructed of materials to match the host dwelling and neighbouring properties, it will not look out of character or be overly prominent within the street scene. It is therefore concluded that the proposed development will be an acceptable addition which will not harm the context of the host dwelling or harm the character and appearance of this part of the conservation area.

Conclusion:
The proposed application seems fitting with regards to scale, design and materials. The proposals are considered acceptable in the context of its surroundings and in accordance with the general criteria set out in the aforementioned policies of the local development plan.

Conditions: (3)

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:

Application Form; Drawing No AH2023/36 Sheet 1 of 2; Drawing No AH/2023/36 Sheet 2 of 2

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), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the side elevations of the development hereby permitted.

REASON: In the interests of residential amenity and privacy

Informatives: (1)

4 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.