DELEGATED REPORT

Application Reference:	PL/2023/06034
Application Type:	Planning permission
Site Address:	Detached annex to existing dwelling to provide additional accommodation
Proposal:	7 DERRIADS GREEN, CHIPPENHAM, SN14 0QR
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for a detached, self-contained annex to an existing dwelling to provide additional accommodation.

The proposal will see the creation of a detached annexe located to the rear of the main dwelling within the curtilage. The proposal will be finished in k-render with a concreate double tile roof and UPVC windows and doors.

SITE DESCRIPTION

The property is a semi-detached property situated on a corner plot in a small settlement surrounded by open countryside. The host property is within the North Wessex Downs AONB.

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 57: Ensuring High Quality Design and Place Shaping

National Planning Policy Framework 2023 (NPPF)
Section 2: Achieving sustainable development
Section 12: Achieving well designed places

MAIN ISSUES

- Principle of development
- Scale and design
- Residential amenity

CONSULTATION

Chippenham Town Council: No objection raised but make following comment:

"The Town Council asks that Wiltshire Council carefully consider any implications on health, safety, and wellbeing that may arise from the erection of the proposed annex in such close proximity to an electrical sub-station.

It is further requested that the proposed annex be tied to the existing dwelling."

REPRESENTATIONS

No representations 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. The National Planning Policy Framework (NPPF) is a key material planning consideration. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

Principle of Development

Decisions on planning applications are made in accordance with the policies contained in the Wiltshire Core Strategy and government guidance.

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

The proposal is clearly described as an annexe to the main dwelling. The comments from the town council are noted and in this instance a condition will be attached to any subsequent decision notice which ties the annexe to the same planning unit as the main dwelling (7 Derriads) and prevents its subdivision as a new dwelling.

Scale and design

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. Sections 12 of the NPPF expects a good standard of design.

The proposed development will see the introduction of a large, detached annexe in the rear garden. This will be a noticeable addition in terms of scale. While a large addition the proposal in this instance is situated in a large rear garden, as such it does not suggest that the wider plot is being overdeveloped. Furthermore, the proposal in this instance does not overwhelm the main dwelling within the curtilage.

As such in terms of scale the proposal is considered to be acceptable.

In terms of design and appearance, the proposed annexe remains a sympathetic addition to the main building within the curtilage, respecting the prevailing character and appearance of the immediate area. Furthermore, the proposed palette of building materials remains sympathetic to and appropriate for both the main dwelling and character and appearance of the wider area.

In terms of scale and design the proposal is considered to comply with the requirements of CP57 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.

The proposal is approximately 12m from No 9 Derriads Lane, as a result of this distance and intervening boundary treatments it is not considered that the proposal would result in an unacceptable impact upon amenity in terms of overlooking, loss of light, overshadowing or privacy concerns.

The comments from the Town Council regarding the proximity to the electricity substation are noted. However, it is not unusual for development to be located in close proximity to electricity substations and there is nothing in planning law or policy which prohibits the location of residential accommodation so close to electrical infrastructure.

The proposal is on balance considered to be acceptable in terms of amenity in relation to CP57 of the WCS.

CONCLUSION

The proposal is considered to be acceptable in respect of size, scale and design. The development is not considered to impact unduly upon the character of the area, wider landscape, highways safety or any unacceptable impact on the amenity or living conditions of neighbours. The proposal is therefore in accordance with Core Policy 57 of the Wiltshire Core Strategy and relevant sections of the National Planning Policy Framework.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

Conditions on decision notice