CASE OFFICER'S REPORT

Application Reference:	PL/2023/07018
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	15 September 2023
Case officer:	Stefan Galyas

Site Address:	8 Noredown Way, Royal Wootton Bassett, Swindon, SN4 8BJ
Proposal:	Proposed Rear Extension
Recommendation:	Approve with Conditions

Site Description

The application relates to No.8 Noredown Way, a detached two storey dwelling occupying the northern part of the junction between Hazel End and Noredown Way. The existing dwelling uses a pitched roof and appears to have been extended at first floor level through the addition of a front (eastern) elevation flat roofed dormer. The existing external materials comprise brick walls, a concrete tiled roof and uPVC windows and doors. The site is afforded ample garden amenity space and has a small garage outbuilding to the rear (west) of the garden.

The sites locality consists of estate housing of a traditional design. A variety of brick types and finishes contribute to visual interest across the street scene. Small front gardens add further visual enrichment to the street scene.

The site is located within the defined settlement boundary for Royal Wootton Bassett, identified as a market Town by the Wiltshire Core Strategy.

In terms of policy constraints, the site is not within any designated area.

Proposal

The application seeks planning permission for the development of a two storey rear (western) elevation extension. External materials would constitute brick walls, a tiled roof and uPVC windows and doors.

The proposed development would be 4.4m in length, 4.9m in width, have an eaves height of 5m and a ridge height of 7.1m.

Policies

Wiltshire Core Strategy (WCS) (Adopted January 2015)
Core Policy 1 – Settlement Strategy
Core Policy 2 – Delivery Strategy
Core Policy 19 – Spatial Strategy for Royal Wootton Bassett and Cricklade
Core Policy 57 – Ensuring High Quality Design and Place Shaping

Royal Wootton Bassett Neighbourhood Plan Made 2018
Policy 7 – Local Character

National Planning Policy Framework (NPPF) 2023
Paragraphs 2, 7, 8, 11, 12, 38, 47, 110-112, 126, 130

National Design Guide 2021

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.

Key Issues
Principle of Development
Impact on the Character, Appearance and Visual Amenity of the Locality
Impact on Residential Amenities
Access and Parking

Relevant Planning History
N/03/01147/FUL - 6 Noredown Way, Wootton Bassett, Swindon, SN4 8BJ. Two Storey Rear and Side Extensions And Alterations. Approved with conditions 06/06/03.

Consultation Responses
Royal Wootton Bassett Town Council: No objection.

Representations
There were no letters of representation received in response to the proposal.

Principle of Development
The principle of extending or altering an existing dwellinghouse located within the defined settlement framework is considered to be acceptable and in accordance with Core Policies 1, 2, 19 and 57 of the WCS.

Impact on the Character, Appearance and Visual Amenity of the Locality
The promotion of high-quality design is encouraged through the planning system and is reflected in Core Policy 57(iii) of the WCS, requiring design to relate closely to the existing pattern of development regarding size, scale, massing, materials, elevational design, roofline and the layout of the proposal. Core Policy 57(vi) also requires development to take into account the characteristics of the site and deliver appropriate development.
Paragraph 130 of the NPPF states, among other matters, that development should be visually attractive as a result of good architecture and be sympathetic to local character. The need for good design is reinforced by the National Design Guide (2021).
The existing dwelling occupies a prominent position in the junction between Hazel End and Noredown Way and its rear elevation is clearly perceivable from Hazel End when looking in a

north-westerly direction. When looking towards the existing dwelling in this direction, it is clear that No.6 Noredown Way has been previously extended in a two-storey form to its rear elevation using a pitched roof design. Equally, the proposed development would use a pitched roof and would be of a two-storey appearance. The proposal would not match the existing properties ridge height and it is considered that the extension would mirror the existing form at No.6. While the proposal is not wholly considered to be subservient to the existing dwelling, it would sufficiently relate to its surroundings visually. The proposal would use matching materials and is considered to relate well to the existing dwelling.
In light of the above, the proposal is considered to relate well to its surroundings and would not give rise to an unacceptable impact on the visual amenity of the locality. Accordingly, the proposal would meet the requirements of Core Policy 57 of the WCS, Policy 7 of the Royal Wootton Bassett Neighbourhood Plan and Paragraph 130 of the NPPF.

Impact on Residential Amenities
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. Furthermore, a high standard of amenity for existing and future users is encouraged among other matters.
The proposal would introduce two new window openings to the rear elevation at both ground and first floor level. Accordingly, these windows would be positioned closer to the neighbouring dwelling to the south-west at No.2 Hazel End. A distance of around circa 17m would remain between the two buildings and the existing side elevation windows at No.2 Hazel End appear to use an obscure glazed finish. It is noted that no letters of representation were received in response to the scheme.
Accordingly, the proposal is considered to result in an acceptable impact on the residential amenities of adjacent neighbouring occupiers with regard to overlooking and overshadowing.

Conclusion
It is concluded that the proposed development is acceptable in principle and in design and amenity terms, in accordance with Wiltshire Core Strategy Core Policies 1, 2, 19 and 57, Policy 7 of the Royal Wootton Bassett Neighbourhood Plan and the relevant paragraphs of the NPPF.
The proposal accords with the adopted development plan and as such, should be granted permission.

Recommendation
That planning permission be GRANTED subject to the following conditions:

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:

3372/1 Block Plan – Proposed and Existing Elevations and Floor Plan
Location Plan
Received 17/08/23

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 plans.

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

Informatives: (3)

4 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.

5 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

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.