CASE OFFICER'S REPORT

Application Reference:	PL/2023/07429
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	29 September 2023
Case officer:	Samantha Stockley

Site Address:	12 HYDE ROAD, ROYAL WOOTTON BASSETT, SWINDON, SN4 8GA
Proposal:	Proposed Garage Conversion
Recommendation:	Approve with Conditions

SITE DESCRIPTION

No. 12 Hyde Road, RWB is a two-storey pitched roof detached dwelling with an integrated garage to the south elevation. The dwelling fronts Hyde Road and access gained via a driveway to the south. There is a small open plan front lawn and side lawn and ample garden amenity space to the rear which is enclosed.

The dwellings within the site's vicinity feature a red brick for the external walls and grey or brown concrete profiled tiles for the roofs. There is a mix of detached and semi-detached dwellings in the locality. The dwellings sit within a residential development served by Bincknoll Lane. Many are predominantly set back from the road by a small front driveway and garden.

The dwelling is situated within the settlement boundary of Royal Wootton Bassett.

PROPOSAL

The application seeks planning permission for a proposed Garage Conversion turning the existing garage into a home gym. The proposal would include enclosing the existing garage access with matching brick and adding a new window like existing. The existing parking spaces to the access drive would be retained.

There are no other perceived changes to existing services.

RELEVANT PLANNING HISTORY

There is 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 (2023):

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 19 – Royal Wootton Bassett and Cricklade Community Area
Core Policy 57 – Ensuring high quality design and place shaping.

Royal Wootton Bassett Neighbourhood Plan (RWBNP) April 2018
Policy 7 – Design

Wiltshire Local Transport Plan 2011-2026
Car Parking Strategy – Table 7.1 Minimum (residential) parking standards

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) and the Royal Wootton Bassett Neighbourhood Plan (RWBNP) April 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
Highway safety and Parking
Neighbouring amenity

CONSULTATION RESPONSES

Royal Wootton Basset Town Council: No objections

Highway Officer: No objection. An information regarding dropped kerb is suggested.

REPRESENTATIONS

No representation have been 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 garage conversion would be visible from the public domain in Hyde Road. Hyde Road is largely characterised by detached and semi-detached housing of varied design with mixed garage types and off-road parking. In terms of alterations, the existing garage façade would be replaced with matching red brick and a matching window looking over the driveway.

The proposed conversion would likely have no impact on the character and appearance of the locality, primarily due to its siting integrated into the dwelling and the plot being surrounded by other development.
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.

Highway safety and Parking
The proposal would result in a loss of the existing garage, and the Highway Officer has been consulted with this application.

The submitted block plan shows that 3 no. parking spaces to be provided, and the Officers are satisfied that the proposed conversion would still meet the Council's minimum parking standards.

With reference to the access, the existing dropped kerb needs to be widened and the work need to be completed with a licence from the Local Highway Authority. An informative will be attached the planning permission. Consequently, there is no highway objection in this regard.

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.

The proposal is to convert the existing domestic garage to a gym within an existing dwellinghouse. No extension is proposed, and the alteration proposed is to replace the garage door with brickwork and window. Given that the proposal is relatively small in scale and it would not change the nature or the use of the host property, it was deemed that the proposal would not result in any loss of amenity to the neighbouring dwellings due to the nature of the site and proposal.

Therefore, it is determined 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 2023.

That planning permission be granted subject to the following conditions attached to decision notice.

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:

DWG No 2273/1 Existing/Proposed Floor Plans, Elevations, Block Plan & Location Plan Received 1st September 2023

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

3 The brick work to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

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

Informatives: (5)

4 Statutory Undertakers

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.

5 Informative

The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at http://wiltshire.gov.uk/highways-streets to make an application.

6 CIL

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. www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

7 Building Regulations

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.

8 Property Rights

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.