DELEGATED REPORT

Application Reference:	PL/2023/04913
Application Type:	Planning Permission

Site Address:	34 Brakspear Drive, Corsham, Wiltshire, SN13 9NE
Proposal:	Single storey front extension
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The proposal is to extend the existing single-storey front projection further forward to create a larger kitchen / dining space and elongated garage. The existing front projection comprises a dining room and garage, separated by narrow hallway and projects 3.5m forward of the 'main' two-storey elevation; the proposed extension will increase this to 6.8m. For comparison, this compares to a depth of the main (two-storey) form of the dwelling of 7.0m.

The existing form of projection is a mix of gable (above the garage) and flat roof (above the dining room) and the proposed roof form is a gable to span the width of the dwelling, but with a shallower pitch resulting in a marginal increase to the ridge height of the projection from 3.5m to 3.7m.

Additional plans were submitted during the course of determination to demonstrate how a vehicle of 4.8m length could be parked in front of the proposed extension, with only very minor encroachment onto the pavement.

SITE DESCRIPTION

The detached dwelling is located in an established suburban residential environment and forms one of the dwellings in a short cul-de-sac along Brakspear Drive. The existing dwelling is two-storey in form with a single-storey front extension, other dwellings along the road are also two-storey in form although there is range of designs and appearance of those dwellings with a notable number having two-storey front projections. The context of the site in design terms is considered in more detail below.

The site is situated within the Corsham settlement boundary, but not within any other designated area and there are no listed buildings within close proximity of the site. The site is not subject to any other designations.

POLICIES

Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, and the provisions of the National Planning Policy Framework (para. 2), applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. 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 'saved' policies of the North Wiltshire Local Plan 2011 ('NWLP', adopted June 2006). In addition, the Corsham Neighbourhood Plan ('CNP', made November 2019) forms part of the statutory development plan for the site.

Corsham Neighbourhood Plan 2016-2026 ('CNP', made Nov. 2019)
Policy CNP HE1

Wiltshire Core Strategy ('WCS' adopted January 2015)
Core Policy 57 – Ensuring high quality design and place shaping
Core Policy 60 – Sustainable Transport
Core Policy 61 – Transport and Development

North Wiltshire Local Plan 2011 ('NWLP', adopted June 2006)
N/A

National Planning Policy Framework ('NPPF', Sept 2023)
Section 12 – Achieving well designed places

In addition, the 'Corsham Design Guide' (2016-2026), the 'House Alterations and Extensions' (July 2004) are relevant as supplementary planning documents / guidance.

ISSUES

The issues arising for consideration from this application proposal are as follows:

- scale, design and appearance
- residential amenity
- highways and parking

PLANNING HISTORY

There is no planning history associated with the site.

CONSULTATIONS

Corsham Town Council – Objection, stating:

> *"Resolved: that whilst the Town Council has no objection in principle to an extension on the site, that it recommends refusal of this application on the grounds that it would represent*

overdevelopment; would have a detrimental effect on the street scene and concerns that the proposal would lead to inadequate parking provision on the site."

Highways Officer – No objection, subject to Conditions, stating:

"The site is located on a cul-de-sac section of Breakspear Drive, an unclassified section of public highway subject to a speed limit of 30mph.

The access with the public highway is to remain unaltered by the proposals. The proposals seek to erect an extension at ground floor level which will allow a rearrangement of the ground floor living space to incorporate a home office. The extension would also lengthen the existing garage on the front and reduce the parking area. I would consider that the extension will remove some hardstanding to the front, the plans appear to show a minimum of 6m at the shortest side of the frontage, however it is unclear on the site location plan where the highway boundary lies and I would wish to see that at least one vehicle can be accommodated within the site curtilage as a minimum, in addition to the existing garage space which I have considered as the second space within the site for the purpose of assessing the minimum requirements for parking relating to the existing bedroom quantum.

A plan has been submitted showing 2no. 2.4m x 4.8m spaces within the site, with the garage provision also this would be acceptable for vehicle parking for the proposals and therefore I would not wish to raise an objection subject to the following condition:

GARAGES – RESTRICT CONVERSION
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by 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 ensure that adequate provision is maintained for parking in the interests of highway safety and amenity."

REPRESENTATIONS

One (1no.) representation has been made, objecting to the application for the following reasons:

- Concern regarding the likelihood of vehicles overhanging the pavement
- Unsightly and disproportionate design which will negatively affect the street scene

ASSESSMENT

The principle of extending an existing dwelling is acceptable; the acceptability of the proposed extension gives rise to the following planning issues and considerations:

Scale, design and appearance

Core Policy 57 requires that development be of a suitable design and quality for the site and immediate area and CNP Policy HE1 similarly requires all development to demonstrate good quality design. The existing dwelling already has a reasonably prominent single-storey projection to the front elevation and the proposed extension will increase the prominence of this form of projection. Despite this prominence, in terms of footprint it will remain subservient to the main dwelling and the extended form will remain below the first floor window cill level.

There is no particularly consistent form of design along this cul-de-sac of Brakspear Drive and indeed along that road more generally. In particular, the dwellings immediately adjacent to the application site take the form of a partial cat-slide front elevation with flat-roofed gable window at first floor level (no. 36, and also on the opposite side of the cul-de-sac), and two-storey front projections to both nos. 30 and 32. There are other examples elsewhere along Brakspear Drive of front projections to existing dwellings, notably within the cul-de-sac areas but also elsewhere, and as such, there is no consistent form of design, scale and appearance along the streetscene.

Conversely, the use of materials is more consistent, with buff brick being a relatively constant theme and the submitted application form confirms that the materials (brick elevation and tile roof) will match the existing dwelling.

For the above reasons, whilst the design is somewhat unusual and the Town Council and neighbour objections are noted, it is on balance considered that the proposed development would not have an unduly negative impact on what already appears as a mixed and varied streetscene. As such, it complies with the relevant design policies (Core Policy 57 and CNP HE1) and guidance, and a reason for refusal based on design grounds could not be substantiated.

Residential amenity

The single-storey form of the proposed extension is not considered to give rise to any specific neighbour amenity issues. In particular there are no issues of loss of light or overlooking arising from the proposal which would warrant refusal of the application.

Highways and parking

Following initial comments from the Council's Highways Officer, the Applicant submitted an additional plan which shows two vehicles being accommodated within the curtilage in front of the proposed extension. That parking arrangement does appear rather convoluted, but when considered alongside a restriction ensuring that the proposed extended garage is not converted to habitable accommodation, it demonstrates that an additional vehicle can be adequately accommodated on the driveway with only very minor encroachment onto the pavement.

On this basis, and with the proviso of such a Condition, the Highways Officer raises no objection to the application.

CONCLUSION

Based on the above considerations, and when assessed against advice set out in the National Planning Policy Framework, the relevant legislation and the considerations of Core Policies 57, 60 and 61 of the Wiltshire Core Strategy, it is considered that the proposed development is, on balance, acceptable and would not give rise to any impacts which would warrant refusal of the application, subject to appropriate Conditions being applied.

On this basis this application is recommended for approval in accordance with Core Policy CP57 and Core Policies 60 and 61 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:

1. The works for which Planning Permission is hereby granted shall be begun before the expiration of three years from the date of this consent.

   REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, 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:

   TerraQuest: PP-12248205v1 – Location Plan
   TQRQM23173100422863 – Site Block Plan
   SA-20000-060-01 – Existing & Proposed Plans & Elevations

   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 used in the existing building.

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by 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 ensure that adequate provision is maintained for parking in the interests of highway safety and amenity.

INFORMATIVE TO APPLICANT:

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.

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.