Foreword

Both properties remain under the ownership of the applicant. This application considers only the proposed works to Number 75.

Introduction

The application seeks a single storey rear extension projecting 4 meters from the existing rear wall of the dwelling. As part of the application the existing single storey lean too conservatory would seek demolition.

The application should be read in conjunction of the following drawings;

2023-33-ED - 1000 – SITE LOCATION PLAN
2023-33-ED - 1001 – BLOCK PLAN
2023-33-ED - 2001 – EXISTING FLOOR PLANS AND EXISTING ELEVATIONS
2023-33-ED - 2002 – PROPOSED GROUND, FIRST FLOOR AND ROOF PLAN
2023-33-ED - 3001 – PROPOSED ELEVATIONS
2023-33-ED - 4001 – PROPOSED SECTIONS and 3D View

Alongside supporting documentation by relevant consultants and others.

Site Overview

The application site exists as a part of terraced dwellings, with the dwelling falling on the boundary of the Westbury conservation area. Neither the existing lean too conservatory nor amenity falls within the conservation area. None the less as the dwelling itself lays within the conservation area, the application has been produced as if the entire application site was within the designation.

Usage

The single storey extension provides additional ground floor area to enable an extension to the existing Kitchen. As part of the application the existing rear access shall be upheld. The premise of the application is to provide a spatial betterment to a restrictive floor plan given the age of the dwelling and the demands of contemporary living.

The existing single storey lean too conservatory is not only in a poor condition, but also unpractical in the space that it provides. Considering the border of the conservation area to the rear of the existing dwelling, the existing conservatory is of extremely poor design.

Scale and Amount

The extension proposes an additional gross internal floor area of 14sqm. In regards to the proposed scale of the rear extension, the proposal would be in line with what could be achievable under General Permitted Development rights, where by;

- The proposed development would not exceed an existing building line of any elevation which fronts a highway.

- The extension beyond the rear wall of the existing dwelling would not exceed 4 meters.
- When measured from external ground levels, the top of the roof construction would not exceed 3 meters.
- The proposed extension would not be within 7 meters of the rear boundary wall of the curtilage.
- Not exceed 4 meters in height.
- Not exceed the existing width of the dwelling.

As a result, the scale of the proposed extension has deemed as being propionate not only to the existing dwelling, but also what could have been achieved under permitted development rights could these have been exercised.

Appearance

The extension proposes a simple and sympathetic material pallet of through colour render, complete with a brick plinth and coping to the top of the parapet formed.

Relevant Criteria

The application has been considered with the following policies, material to the application;

NPPF;
Sections 2, 4, 11, 12, 14 AND 16 of the NPPF.

Core Policies (Wiltshire Core Strategy Adopted 2015);
CP41 – Sustainable Construction and low carbon energy
CP57 – Design
CP58 – Conservation of the Historic Environment

Access

Existing access is to be upheld.

Landscaping

Existing boundary treatments are to be retained as required. Areas providing amenity for the respective dwellings are to be set to hard landscaping.

Summary

The application is deemed to be fairly straightforward owing to the scale, mass and amount of the proposed extension. In regards to these points, the proposed extension is aligned to what could have been achievable under permitted development rights, could these have been exercised.

END