DELEGATED REPORT

Application Reference:	PL/2023/06014
Application Type:	Householder Planning permission
Site Address:	16 Bythebrook, Chippenham, SN14 6QD
Proposal:	Single storey front extension, single storey rear extension.
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for a single storey front extension and single storey rear extension to a domestic dwellinghouse.

The proposal will see the creation of a mono-pitched lean to style rear extension, with the front extension also adopting a mono-pitched roof design. Wall are to be brickwork and render with the roof being concrete tiles, which match the existing property. New windows are to be white uPVC.

SITE DESCRIPTION

No 16, is a modern detached property of red brick and concrete tile construction, with contrasting rendered panels. The property is located in an estate of similarly designed and constructed detached dwellings.

There are no additional constraints in terms of conservation, ecological and heritage policy constraints covering the application site.

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
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 comment received

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 established as acceptable. However, the detail of the proposals must also be considered against other policies within the development plan.

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 creation of single storey lean-to style extensions, one to the rear and one to the front. The extension to the rear of the property is approximately 6.4m in width, this is remains subordinate to the main dwelling. The front extension is again of modest proportions with a depth of some 1.5m. The totality of the proposal does not suggest that the host dwelling or wider site is being overdeveloped.

Similarly, the totality of the development would not be detrimental in form when viewed from the wider street scene. As such it is not considered to be harmful as it remains a subordinate addition to the host dwelling and wider street scene. Furthermore, the appropriate and sympathetic nature of the proposal when combined with the wider context of the host dwelling, ensures that the alterations do not appear to result in an unacceptable addition.

The resulting appearance and cumulative design of the proposal remains sympathetic to both the host dwelling and the wider area and is an appropriate addition to the character and setting of the host dwelling and wider street scene.

In terms of scale and design the proposal is considered to comply with the requirements of CP 57 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.

While the proposal will see the creation of a single-storey rear and front extension. Due to the proposal's location within the plot and appropriate distance from the neighbouring property. It is not considered that the proposal would result in unacceptable overlooking, overshadowing or loss of light or privacy.

On balance it is considered that the proposal would not result in unacceptable impacts upon the amenity or living conditions of surrounding residential occupiers when assessed against 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 unacceptable impacts on the 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:

See decision notice