CASE OFFICER'S REPORT

Application Reference:	PL/2023/07530
Application Type:	Householder planning permission
Consultation ends:	3rd October 2023
Case officer:	Samantha Stockley

Site Address:	7 BAKERS FIELD, LYNEHAM, CHIPPENHAM, SN15 4NN
Proposal:	Single storey front extension
Recommendation:	Approve with Conditions

SITE DESCRIPTION

The application site lies within the a cul-de-sac known as Bakers Field which lies within the settlement boundary of Lyneham. The dwelling sited on the corner with two elevation road facing is a two storey, end terrace dwelling with brick elevations. The site does not lie within a Conservation Area but to the north-east of the site is a Grade II listed building known as Church Farm

PROPOSAL.

The application seeks planning permission for a single-storey, front extension. The extension would have matching brick walls, with matching roof tiles and matching uPVC fenestration

RELEVANT PLANNING HISTORY

No recent 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 (NPPF) Planning 2021
Paragraph 11 – Presumption in favour of sustainable development
Paragraph 130 - Function and form of development
Paragraph 190 – Proposals affecting heritage assets

Section 16 'Conserving and enhancing the historic environment' of the National Planning Policy Framework sets out the Government's high-level policies concerning heritage and sustainable development. (The Historic Environment Planning Practice Guide published jointly by CLG, DCMS, and English Heritage provides more detailed advice with regard to alterations to listed buildings, development in conservation areas and world heritage sites.) The National Planning Policy Framework can be awarded significant weight.

There is a duty placed on the Council under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 'In considering whether to grant planning permission for development which affects a listed building or its setting' to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Wiltshire Core Strategy (WCS) adopted 2015
Core Policy 1- Settlement Strategy
Core Policy 2- Delivery Strategy
Core Policy 57- Ensuring High Quality Design and Place Shaping
Core Policy 58- Historic Environment

Lyneham and Bradenstoke Neighbourhood Plan. Made October 2021

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); the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (Adopted June 2006)

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 and Heritage Assets
- Neighbouring amenity

CONSULTATIONS

Lyneham and Bradenstoke Parish Council - No Comment

REPRESENTATIONS

No representations were received from neighbours or other third parties.

Principle of development

The principle of providing and extending facilities in association with existing residential accommodation is considered acceptable in principle and in accordance with policies CP1, CP2 and CP57 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 and Heritage Assets

The planning system promotes high quality development through good inclusive design and layout and the creation of safe, sustainable mixed communities. Good design should be indivisible from good planning and recognised principles of good design seek to create a high-quality built environment for all types of development.

Paragraphs 189 - 202 of the NPPF, advise that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting and that the local planning authority should take account of this.

There is a primary duty placed on the Council under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act, 'In considering whether to grant planning permission for development which affects a listed building or its setting' to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

The property at the application is not listed or within a Conservation Area but to the far north-east of Bakers Field Cul Du Sac is the site is the Grade II listed property known as Church Farm. There is no direct line of sight from the location of the proposed front extension.
The proposal would be seen in context with the modern dwellings within Bakers Field and as such deemed to not have any impact on the listed building or its setting.

The planning system promotes high quality development through good inclusive design and layout and the creation of safe, sustainable mixed communities. Good design should be indivisible from good planning and recognised principles of good design seek to create a high-quality built environment for all types of development.

The extension would be visible within the public realm but would be sat within the domestic curtilage of the host dwelling forming a mono-pitched roof single-storey extension housing a porch and bathroom facilities. The primary entry would be retained on its current elevation. The elevational materials and proposed fenestration are deemed in character for the host dwelling and wider area. The proposed is similar in nature and size to that already existing present within the cull-du sac and therefore would not be seen as out of place.

A condition to state that the materials are to be as stated on the submitted application form and plans is determined appropriate and necessary and can be appended to any grant of permission.

Neighbouring amenity

The proposed development is not deemed to result in loss of outlook, overlooking, loss of privacy, or noise impact on adjacent land users. No letters of representation have been received in relation to the proposal. A condition to state that obscured glass and restricted opening should be retained in perpetuity in the proposed bathroom window to ensure the privacy of current and future occupiers is determined appropriate and necessary and can be appended to any grant of permission.

CONCLUSION

The proposed development accords with the provisions of the development plan and with relevant paragraphs of the National Planning Policy Framework 2021.

Conditions: (4)

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:

Existing/Proposed Floor Plans, Elevations, Block Plan & Site Location Plan Received 5th September 2023
Application Form Received 5th September 2023

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 Before the development hereby permitted is first brought into use, the window in the western elevation shall be glazed with obscure glass only to an obscurity level of no less than level 5 and fixed with a ventilation stay restricting the opening of the window and shall be maintained as such in perpetuity.

REASON: In the interests of residential amenity and privacy.

Informatives: (1)

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.