CASE OFFICER'S REPORT

Application Reference:	PL/2023/07163
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	22 September 2023
Case officer:	Stefan Galyas

Site Address:	MISTLETOE COTTAGE, 3 NEW ROAD, PURTON, SWINDON, SN5 4HF
Proposal:	Erection of L shaped timber structure consisting of 3 bay car port and attached workshop.
Recommendation:	Approve with Conditions

Site Description

The application site comprises a two-storey, detached dwelling to the northern side of New Road, Purton. Set outside the settlement boundary of Purton, the site is nonetheless within a residential setting with the railway line opposite the site and to the southern side of the highway.

There are adjacent residential properties to either side of the property and to the rear (north). The adjacent properties, and the application site represent a disparate range of detached properties set with large plots and private gardens.

In regard to policy constraints, the site is not located within any designated area.

Proposal

The application seeks planning permission for the development of an L-shaped timber structure with a pitched roof which would contain a 3 bay car port and workshop.

The proposal would be 12.6m in length, 5.4m in width, have an eaves height of 2.35m and a ridge height of 2.1m. External materials would constitute timber weatherboard and sawn green oak walls and slate roof tiles.

Policies

Local Context:

Wiltshire Core Strategy (WCS) Adopted 2015

Core Policy 1 – Settlement Strategy

Core Policy 2 – Delivery Strategy

Core Policy 19 – Royal Wootton Bassett and Cricklade Community Area

Core Policy 51 - Landscape

Core Policy 57 – Ensuring High Quality Design and Place Shaping

Purton Neighbourhood Plan Made 2018

Policy 5 – Protect Key Local Landscapes

Policy 13 – Development Principles

National Policy:

National Planning Policy Framework (NPPF) 2023

Paragraphs 2, 11, 12, 47, 110-112, 126 & 130.
Section 2 - Achieving Sustainable Development
Section 12 - Achieving Well Designed Places

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.

Key Issues

Principle of Development
Impact on the Character, Appearance and Visual Amenity of the Locality
Impact on Residential Amenity

Relevant Planning History

20/05215/FUL - Timber framed carport with adjoining workshop and storage over. Approved with conditions 29/09/20.

Consultation Responses

Purton Parish Council: No objection

Wiltshire Councils Highways Engineer: No objection

Representations

There were no letters of representation received in response to the proposal.

Principle of Development

The principle of extending or altering an existing dwellinghouse located within the defined settlement framework is considered to be acceptable and in accordance with Core Policies 1, 2 and 57 of the WCS.

Impact on the Character, Appearance and Visual Amenity of the Locality

Core Policy 57 of the WCS requires a high standard of design in all new development. New development is expected "…. to create a strong sense of place through drawing on the local context and being complimentary to the locality".
Part (iii) of Core Policy 57 requires new development to respond positively to existing townscape features in terms of the buildings layout, its height, mass and scale, the plot size, elevational

design and materials, and the street scape and roofline, to effectively ensure satisfactory integration of the new development into its setting.
The dwelling is set to the northern side of the site and benefits from an existing single storey extension to the side (western) elevation. The dwelling has also been previously extended to its side (eastern) elevation through the form of a single storey lean-to style structure adjoining a timber shed. These structures on the eastern side would be replaced by the proposed development. It is noted that there is a recently expired permission for a timber framed car port to the eastern elevation of a comparable size and scale to the proposed development under the current application.
While the proposed development would be set towards the host dwellings principal elevation, a degree of separation would exist between the roadside and the proposal, minimising its visual impact. The proposed development would clearly be single storey and therefore subservient to the two-storey host dwelling. Additionally, the use of matching materials such as slate roof tiles would likely help assimilate the extension to its surroundings.
In this instance, due to the size and location of the development, the proposed development is not considered to be substantially harmful to the visual amenity of the locality.

Impact on Residential Amenity
Section iii of Core Policy 57 of the WCS states new development must respond positively to existing townscape in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines. Moreover, Paragraph 130 of the NPPF states developments should be visually attractive as a result of good architecture and be sympathetic to local character.
The proposed extension would be set to the sites eastern boundary and would bring the existing built form slightly closer to the neighbouring dwelling known as Polkerries. There appears to be one side elevation window on the neighbouring dwellings side (southwestern) elevation that would face the proposed development. The window in question serves a shower room and uses obscure glazing, thus has limited scope for outlook. Accordingly, the proposal would not have a significant overbearing, overshadowing or loss of privacy impact on the adjacent neighbouring occupiers. It is noted that no letters of representation were received in response to the proposal.

Conclusion
The proposed development is considered to accord with Core Policies 1, 2, 19 and 57 of the Wiltshire Core Strategy, Policies 5 and 13 of the Purton Neighbourhood Plan and relevant paragraphs of the NPPF. Accordingly, it is recommended that the application be approved.

Recommendation
That planning permission be GRANTED subject to the following conditions:

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:

960-01 A Existing Elevations and Plans
33-75250-SHEET1 Proposed Construction Details
33-75250-SHEET2 Proposed Floor Plans and Elevations
All received 24/08/23

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 detailed on the application form and approved plans.

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

Informatives: (3)

4 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.

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.

6 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.