CASE OFFICER'S REPORT

Application Reference:	PL/2023/08101
Application Type:	Householder planning permission
Consultation ends:	19th October 2023
Case officer:	Hilary Baldwin

Site Address:	60 NORE MARSH ROAD, ROYAL WOOTTON BASSETT, SWINDON, SN4 8BH
Proposal:	Hip to gable end and loft conversion rear dormer.
Recommendation:	Approve with Conditions

Proposal and Site Description

Proposal

The application seeks planning permission for a hip-to-gable roof extension and the construction of a rear roof dormer window for the benefit of a loft conversion. The development would also include roof lights to the front roof slope.

The dormer window would include a glazed doorway with external Juliet balcony rail and two further windows to serve a bathroom and bedroom within the roofspace.

In terms of materials the elevations of the dormer window would be clad in upvc weatherboard, with flat roof being a GRP flat roof system. The new fenestration would be standard, white upvc. tiles would match, and the ground floor elevations would be rendered.

The current property has a total of four bedrooms and the loft conversion would result in a total of 6 bedrooms.

Site Description

The application site comprises a two-storey, semi-detached, chalet style dwelling set in a residential area of Royal Wootton Bassett. There are other pairs of semi-detached dwellings albeit there is variety of architectural styles, design and finishes. The property benefits from highway access, frontage parking and an integral garage on the eastern side of the property.

Whilst there are adjacent and and adjoining dwellings, the site is relatively unoverlooked to the rear and has views towards the rear gardens of properties in Noredown Way to the east and Hazel End to the south.

The site lies within the settlement boundary of Royal Wootton Bassett but is outside of the designated Conservation Area and not in close proximity to any heritage asset.

Policies

National Context:

National Planning Policy Framework (NPPF) 2023

Paragraph 11 – Presumption in favour of sustainable development

Paragraph 130 - Function and form of Development

Planning Practice Guidance (PPG)

Local Context:
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 60 - Sustainable Transport

Wiltshire Local Transport Plan 2011 – 2026
Car Parking Strategy

Royal Wootton Bassett Neighbourhood Plan – Made April 2018
Policy 7 – Design

Key Issues
Principle of Development
Impact on the character and appearance of the settlement
Impact on adjacent neighbouring occupiers
Access, Parking and Highway Safety

Relevant Planning History
There is planning history on the site and on adjacent and adjoining site, but the proposed scheme is not considered to be significantly impacted by those developments.

16-08228 – Proposed 2 Storey Side Extension and Single Storey Rear Extension
Approved with Conditions

Consultation Responses
RWB Town Council – No Objection

Representations
No letters of representation have been received in relation to the proposal.

Planning Considerations and 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.

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 assessment of site specific impacts, related policy considerations and compliance with the other policies contained within the development plan and the guidance and provisions as contained within the National Planning Policy Framework.

Impact on the Character and Appearance of the Area
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 site lies wholly within the urban settlement of Royal Wootton Bassett and within the designated settlement boundary.

The scale and bulk of the extension is considered acceptable and not untypical of this type of development. The loft conversion would not be highly visible from the public realm at the front of the dwelling but there would be views from the private residences and gardens within Noredown Way to the east and Hazel End to the south. However, the properties in this location benefit from long gardens with a minimum back to back distance of approximately 50m it is considered acceptable in terms of its visual impact within the street scene and upon the host property. The design of the proposed development is an acceptable form for both the host dwelling and the wider area and the materials are considered sympathetic to the character. Whilst the upvc weatherboarding would result in a visual difference to the tile hung feature on the adjoining dwelling, the wider area has no discernible character and there is a wide mix of styles and architectural articulation on these properties.

A condition is recommended to ensure that the proposed materials are as stated and can be added to any approval notice. Such a condition is considered appropriate and necessary in this instance and to meet this relevant tests.

It is noted that the Town Council has raised no objections to the proposal or made reference to the Made Neighbourhood Plan.

In this instance, due to the size and location of the development, and the use of appropriate quality material detailing to match the existing property, the proposal is considered to be in compliance with CP57, the Made RWB Neighbourhood Plan and the guidance and provision of the NPPF.

Impact on Adjacent Neighbouring Occupiers

The extension is not considered to result in significant overlooking, overshadowing, loss of privacy or noise impact upon the adjoining or adjacent occupiers. No letters of representation were received in relation to the proposal.

Access, Parking and Highway Safety

The proposal does include two additional bedrooms but the existing integral garage would be retained and there is sufficient frontage parking, served by an existing dropped kerb vehicle access to meets the needs of the enlarged dwelling in accordance with the Wiltshire Local Transport Plan.

Conclusion

As such, the proposals would not conflict with the statutory requirements, as well as the national and local planning policies and the Royal Wootton Bassett Neighbourhood Plan and can be supported. The proposal would not result in harmful impacts to the residential character of the locality or to residential amenity.

It is therefore recommended that the application should be permitted subject to relevant 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 and documents:

01. Location Plan, Existing Floor and Elevations, Proposed Elevations. Received on 21 September 2023
02. Ground Floor and First Floor as Built, Sections for Loft Conversion. Received on 29 September 2023
03. Proposed Loft Layout and Sections. Received on 29 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 be as stated on the application form and approved plans.

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

Informatives: (4)

4 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being

issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

5 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.

6 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.

7 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.