DELEGATED REPORT

Application Reference:	PL/2023/08141
Application Type:	Householder Planning Permission
Site Address:	7 Poplar Way, North Colerne, Chippenham, SN14 8PP
Proposal:	Two storey rear extension.
Recommendation:	Planning Permission be GRANTED.

PROPOSAL

The proposal seeks planning permission for the construction of a two-storey extension to the rear (north) elevation to provide additional internal habitable space. Creating an enlarged family space to the ground floor, with shower and utility and to the first floor an additional two bedrooms, taking the bedroom quantum of the property from two to four.

The “householder” application form has been completed and there is no suggestion that the two-storey extension would be for any other purpose than that associated with the occupation of no.7 Poplar Way as a domestic dwellinghouse.

It is noted that a separate householder planning application has been submitted to the local planning authority for the immediate neighbour no.8 Poplar Way to erect a single storey extension, which would share a party wall with the now proposed extension to No.7 (reference PL/2023/09056, which at the time of preparation of this report, remains under consideration).

DESCRIPTION/CONTEXT

The application relates to a terraced dwelling located in north Colerne. The property is situated on a former military housing estate which is now in private ownership. The area is characterised by similarly designed, semidetached and terraced residential dwellings. The application seeks permission for a two-storey rear extension with a pitched roof.

This application is located within the Cotswold AONB (Cotswold National Landscape), but not covered by any conservation or ecological designations.

PLANNING HISTORY

No relevant planning history pertinent to this application.

POLICIES

- National Planning Policy Framework (NPPF)
- Wiltshire Core Strategy Policies (WCS): CP51, CP57, CP61, CP64

- Colerne Neighbourhood Plan Policies: BE1 (Character and Design), Policy NE1: Landscape and Natural Environment
- Cotswolds Management Plan 2023 - 2025: Policy CE1 (Landscape)

ISSUES

- Principle of Development
- Design, Scale and Materials
- Residential Amenity
- Landscape
- Access and Parking

CONSULTATION

Colerne Parish Council: Support.

Wiltshire Council Highways Engineer: No Objection.

> *The proposals seek to provide additional bedroom accommodation at first floor, resulting in a 4-bedroom property, which would usually require 3 off street parking spaces in line with the minimum requirements for residential development.*
>
> *I am aware that the majority of parking is limited to on-street parking within this residential estate and therefore assume that the applicant utilises space within the public highway for any parking requirements, therefore the application would result in one further vehicle displaced within the extents of the public highway. I do not feel that this would result in any significant or severe detriment to the highway and therefore would not wish to raise a highway objection to the proposals.*

REPRESENTATIONS

Consultation has been carried out and no letters of representation have been 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. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the ‘saved’ policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Principle of Development

The principle of domestic extensions and alterations within the curtilage of existing dwellings is considered acceptable, providing those proposals are compliant with the requirements of relevant policies within the development plan.

Design, Scale and Materials

Core Policy 57 of the WCS requires new development to respond positively to existing landscapes in terms of building layout, built form, height, mass, scale, building line and materials in order to effectively integrate the building into its setting. Consideration must also be given to Policy BE1 within the Colerne Neighbourhood, which states that development proposals should respond positively and distinctively to the National Model Design Code and the Colerne Design Statement as appropriate to their scale, nature and location. In particular, BE1 highlights that development proposals should be designed in a way which takes account of their surroundings in their built form, height, materials, historic character and boundary treatments.

It is considered that the extensions adopt a relatively simple design approach, and the use of matching and complementary materials will allow the extension to integrate sufficiently. The extension would measure approximately 4.3m in depth, 5.1m in width and 4.4m to the eaves, whilst it is fairly large increase in scale and mass, it is noted that it would be appropriately positioned within the curtilage and the extension is considered acceptable in this location such that the proposal could not reasonably be refused on this basis. Though sizable, the extensions remain subservient and are easily accommodated within the plot. The dwelling is set back from the road and in conjunction with the use of matching and complementary materials will ensure that the additions to not appear prominent where views are glimpsed. In terms of design and materials, the proposal is considered too broadly reflect and respond to the character of the building and is sympathetic to the appearance of the host dwelling and the wider area.

The proposal is considered to be acceptable in terms of size, design and materials and complies with the requirements of CP57 to the Wiltshire Core Strategy as well as policies BE1 of the Colerne Neighbourhood Plan.

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.

The proposed extensions would be a fair increase in mass and scale, given the appropriate design and scale of the extensions and the site circumstances, it is considered that they would not give rise to any unacceptable impacts in relation to loss of light or overbearing impacts. In this particular instance, whilst it is acknowledged that the proposed extensions would increase the built mass of the property in very close proximity to the common boundary with no.8, it would

present as masonry wall of circa 4.4m height, with a roof sloped away from the boundary, which is not an entirely uncommon relationship seen in and around this housing estate.

With regards to neighbouring privacy, new fenestration is proposed within the extension at both ground floor and first floor, whilst these windows may provide views into the surrounding gardens, the site is located in an area where there is a degree of mutual overlooking and in any event, the proposal would leave adequate spacing between the properties that would largely mitigate against direct and unacceptable loss of privacy. The main glazed portion at ground floor of the proposal would face into the host dwellings garden.

The extension will utilise a modest part of the garden space, but a good proportion of garden space would remain for existing and future occupants. In the context of the nature and layout of the development, there is considered to be no unacceptable impacts upon the amenities and living conditions of the neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

Landscape

Core Policy 51 and Chapter 11 of the NPPF is applicable as the application site is wholly located within the Cotswold AONB (Cotswold National Landscape). In regard to impacts on the AONB, Core Policy 51 of the WCS and Policy CE1 the Cotswolds Management Plan and position statement seek to ensure that the landscape character, scenic quality and geological features of the AONB are conserved, and where possible enhanced. The site is located within the Cotswolds Area of Outstanding Natural Beauty where the impact of development on the wider landscape is an important consideration.

Additionally, Core Policy 57 indicates that proposals should relate positively to its landscape setting by ensuring that important views into, within and out of the site are retained and enhanced. Core Policy 51 requires that proposals affecting the AONB shall demonstrate they have taken account of the objectives, policies and actions set out in the Management Plans for these areas.

Due to the application proposing extensions and alterations to the rear of an existing dwelling there would be not any unacceptable impacts on the character and appearance of the area or AONB as a result. Due to the appropriate scale of the proposal and the design being read within an existing residential curtilage, there is considered to be no harm to the openness of the AONB. It is considered that the proposal complies with CP51 and CP57 to the Wiltshire Core Strategy and Cotswolds Management Plan 2023 - 2025: Policy CE1 (Landscape).

Access and Parking

Wiltshire Core Strategy policy CP61 states that new development should be capable of being served by safe access to the highway network. Core Policy 64, states that provision of parking associated with new residential development will be based on minimum parking standards. Section 9 of the NPPF expects development to ensure safe and suitable access to the site can be achieved for all users and that development can be refused on highways grounds if there would be an unacceptable impact on highway safety.

The proposed extension would provide further living accommodation at first floor level with the master bedroom being moved from the ground floor to the first. From the plans submitted it can be seen that there would not be an increase in bedroom quantum and would remain a 3 bedroomed property. Minimum parking standards outline that a 2/3 bedroomed property requires a minimum of 2 parking. The plot can sufficiently accommodate the minimum parking requirement within the curtilage.

Therefore, whilst the proposal does not strictly accord with minimum parking standards due to the availability of on street parking there are considered to be no implications for parking, highway safety or road network capacity as a result of development taking place and thereby compliant with CP61 and CP64 of the WCS.

CONCLUSION

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The above report has shown that this proposal is in accordance with the NPPF, Wiltshire Core Strategy Policies: CP51, CP57, CP61, CP64 and Colerne Neighbourhood Plan and the Cotswolds Management Plan 2023 - 2025, as it is of an acceptable design and will not have a detrimental effect on the character and appearance of the area, host dwelling, neighbouring amenity, wider landscape including the AONB. It is therefore recommended that this application is approved with conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

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:

Existing and Proposed Elevations 2551/4
Existing Floor Plans 2551/1
Location and Proposed Block Plan
Proposed First Floor Plan 2551/3
Proposed Ground Floor Plan 2551/2

Received: 26.09.2023

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 detailed on the application form and approved drawings.

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