CASE OFFICER'S REPORT

Application Reference:	PL/2023/07898
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	17 October 2023
Case officer:	Stefan Galyas

Site Address:	40 STOCKHAM CLOSE, CRICKLADE, SWINDON, SN6 6EF
Proposal:	Erection of dormer extension above garage on a front elevation.
Recommendation:	Approve with Conditions

Site Description

The application relates to No.40 Stockham Close, a two storey detached dwelling situated within a relatively small, modern residential estate to the east of Cricklade's historic core. The dwelling is composed of stone blockwork to the walls under slate roof tiles, a white wood cladded dormer at the rear, with uPVC windows. The existing dwelling uses a variance of roof pitch heights with a front elevation gable relating well to other dwellings within the site's vicinity. The property has previously been extended to its rear elevation through the addition of a conservatory.

The site is located within the defined settlement boundary for Cricklade, identified as a Local Service Centre by the Wiltshire Core Strategy. With regard to policy constraints, the site is not located within any designated area.

Proposal

The application seeks planning permission for the erection of a front elevation dormer above the garage area. Proposed external materials would constitute white wood cladding, slate roof tiles and uPVC windows.

Policies

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 57 – Ensuring High Quality Design and Place Shaping
Cricklade Neighbourhood Plan (March 2018)
Policy H3 – Design of New Housing

National Planning Policy Framework (NPPF) Adopted 2023
Paragraph 2 – Compliance with the Development Plan
Paragraphs 7 and 8 – Sustainable Development
Paragraph 11 – Presumption in Favour of Sustainable Development
Paragraph 38 – Proactive Approach to Decisions
Paragraph 47 – Determination in Accordance with the Development Plan
Paragraph 110 – Consideration of Development Proposals

Paragraph 130 – Function and Form of Development

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 wit 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
Highway

Relevant Planning History

There is no recent planning history of applications relating to the site.

Consultation Responses

Cricklade Town Council: Support

Representations

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

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.

There is a plethora of materials and exterior finishes displayed amongst the dwellings within the site's locality such as exposed red brick, cream rendered walls and light colour stonework. Further

visual interest is created amongst the street scene through the front elevation gables, demonstrating varying pitches and positions at first floor level.

The proposed development would introduce a dormer above the existing garage area at first floor level. The dormer would use a gable style design and would be set in line with the two existing windows to the front elevation at first floor level. The proposed dormer is also considered to relate well to the existing dwelling, in terms of its scale and height, presenting a high-quality addition to its front elevation. The proposed materials would likely relate well to the existing property, making use of white wood cladding, slate roof tiles and uPVC windows.

Accordingly, the proposal is considered to accord with the provisions set out in Core Policy 57 of the WCS, Policy H3 of the Cricklade Neighbourhood Plan and Paragraph 130 of the NPPF.

Impact on Residential Amenities

Paragraph 130(f) of the NPPF seeks to secure a high standard of amenity for existing and future users. This is further reflected in Core Policy 57(vii) of the WCS which requires the proposed development to achieve appropriate levels of amenity in respect to neighbouring buildings and within the development itself.

The proposed window would look out towards the roadside and likely mirror the existing view from the first-floor windows. Additionally, the proposal would be limited in scale and would not likely give rise to an overbearing or overshadowing impact on the neighbouring property at No.39. The impact upon the amenities of the occupiers of relevant neighbouring dwellings and upon the host dwelling have been assessed and found to be acceptable.

Highway

The proposal would not increase the number of bedrooms within the host dwelling, and the existing parking and access arrangement would not be altered. In this stance, there is no highway objection to the proposal.

Conclusion

The proposed development is considered to accord with Core Policies 1, 2, 13 and 57 of the Wiltshire Core Strategy, Policy H3 of the Cricklade Neighbourhood Plan and the 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:

01 Location and Site Plan – Existing and Proposed Elevations and Floor Plan
Received 18/09/23

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.

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.