CASE OFFICER'S REPORT

Application Reference:	PL/2023/05701
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	11 August 2023
Case officer:	Hilary Baldwin

Site Address:	Dukes Cottage, Driffield, Wiltshire GL7 5QY
Proposal:	Alterations and extensions to existing dwelling
Recommendation:	Approve with Conditions

Proposal and Site Description

Proposal

The application seeks planning permission for the erection of extensions and alterations to the original cottage on the site and a two storey, adjoining three bay garage with first floor accommodation.

The main extension would be to the eastern side of the property and would double the width of the dwelling in that location but match the elevations, fenestration placement, first floor dormer details and roof slope. The extension would then project northwards behind the existing rear projection of the property. The existing single storey utility room would be replaced with a two storey element and a further lazed link with metal profile roof beyond would provide internal access to the proposed garage with first floor accommodation.

The extensions to the front (south) and western side of the dwelling would be constructed of matching Cotswold Stone with matching roof tiles, first floor dormer design, painted timber windows and lintels, and galvanized rainwater goods. All of which would match the original property. The rear and eastern side elevations would have through coloured render elevations.

The glazed link would have timber glazed walling with a metal profile roof and the garage extension would have vertical, timber clad elevations and three sets of vertical timber board doors. The roof, which would be marginally lower that the extended property would have matching roof tiles and metal rainwater goods to the host dwelling. Three sets of dormers are proposed within each roof slope and the northern side elevation at first floor level would have glazed walling.

In terms of accommodation, the original property has three ground floor rooms with two first floor bedrooms and a bathroom. The extended dwelling would have enhanced habitable space at ground floor level with five bedrooms at first floor level and three bathrooms. The habitable space above the proposed three bay garage would have one further bedroom, bathroom and combined kitchen/living area served by internal stairs from the glazed link and one external doorway.

Due to concerns in relation to the scale and bulk of the original submission, two sets of revised plans were received and it is the latest plans upon which this report is placed.

Site Description

The application site lies within a rural and undeveloped area outside of any settlement. Access to the property can only be undertaken from a track which exits from a roundabout providing access and slip roads to the A419 only. This unmade track leads eastwards to a gate which then provides access onto land within the ownership of the applicant and in turn to a long driveway which leads northwards to the dwelling. There is a large private amenity space which surrounds the property and an open paddock onto which the property faces. Abutting each side of the amenity space are large areas of woodlands.

The property is discrete from any other dwelling or farm building and views can only be glimpsed from the access track through native hedgerow boundaries.

Albeit the property appears old, there is no heritage designation and there are no other nearby heritage assets. Set adjacent to the northern boundary of Wiltshire, the nearest settlements are South Cerney to the north-west and the small village of Latton to the south.

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 51 - Landscape
Core Policy 57- Ensuring High Quality Design and Place Shaping
Core Policy 60- Sustainable Transport

Wiltshire Local Transport Plan 2011-2026
Car Parking Strategy

Key Issues

Principle of Development
Impact on the character and appearance of the Area
Impact on Neighbouring Occupiers
Access, Parking and Highway Safety
Other Considerations

Relevant Planning History

There is no planning history on the site or on adjacent sites which are considered to impact upon the determination of the current proposal.

Consultation Responses
Latton Parish Council - No Objection
Highways - No Comment
Archaeology - No Objection

Representations
No letters of representation were received in relation to the proposed development.

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 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 Site and 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 proposed works comprise the erection of a large extension and alterations to the main dwelling together with a three-bay garage with first floor accommodation adjoining the rear (northern) elevation of the extended property by way of a glazed link from the main dwelling.

Whilst the extended property is considered to result in large increase in floor space, quantum of built form and bedroom provision, the site and location are discrete from public vantage points and there is a large amenity space which surrounds the site. The extension to the eastern side of the front elevation would match the design and palette of materials of the original cottage and the revised plans have matched the roof slope in that location, the design of first floor windows and would incorporate galvanized metal rainwater goods.

Albeit doubling the size of the property when viewed from the front (and only) public vantage point, the design is considered to match the architecture and palette of materials of the original dwelling and it would still be viewed as a cottage when approaching from the south. The extended dwelling to the north and adjoining garage with its first floor accommodation would be discrete from view due to the adjacent woodlands. Should those trees be removed, there would still not be any longer views as the next closest vantage point is the slip road of the A419 to the west and the nearest public right of way or bridleway is the access track to the south.

The garage to the north of the property would be constructed in a different palette of materials to the host dwelling and the timber elevations would soften the impact of that extension and allow it to be seen as a separate, subservient outbuilding.

As such, the proposal is considered to respect the appeal and charm of this part of the rural countryside which is characterised by agriculture and mature woodlands.

It is noted that the Parish Council has not raised any objection to the proposal. Should permission be granted, it is considered appropriate and necessary to add a condition that the works are carried out in accordance with the approved plans and materials in order to ensure a quality build.

In this instance, due to the size and location of the development, and the use of appropriate material detailing the proposal is considered to be in compliance with CP57 and the guidance and provision of the NPPF.

Impact on Adjacent Neighbouring Occupiers.
The proposed development is not considered to result in significant loss of outlook, overlooking, loss of privacy, or noise impact to such an extent as to justify a reason for refusal in this instance. No letters of representation have been received.

Access, Parking and Highway Safety
The site benefits from a large residential garden and there is existing off-road parking to meet the needs of the current dwelling. The extended property with the designated garaging would provide suitable parking provision within the site to meet and exceed the requirements of the adopted Wiltshire Car Parking Strategy. The Councils Highway Engineers were consulted and that service has no comments to make.

Other Considerations
The Council Archaeology team were consulted and that service has no objections or comments to make on the proposed scheme or its site.

The proposed three bay garage would include first floor accommodation and whilst set within the private amenity space of the property and with a glazed link from the main house, there is a degree of separation and lack of dependence from the main dwelling. Whilst there is no supporting information with regard to annexe provision or intended use, the accommodation above the garage could provide for independent living.

It is therefore considered prudent to add conditions to any grant of permission to ensure that the outbuilding remains as one planning unit and ancillary to the host dwelling. In this respect, it is also considered appropriate to append a further condition to ensure that the garages are retained and not converted to additional habitable accommodation. Such a condition would allow the Local Planning Authority the opportunity to assess any further development in light of the site and its setting.

Conclusion

The principle of the aforementioned residential development in this location is considered acceptable, when taking into consideration the location of the site, its existing use and the criterion of both National and Locally adopted policies. As such, the proposal is considered to accord with Core Policies 2, 57 and 60 of the Wiltshire Core Strategy and the guidance and provision as contained within the NPPF. It is therefore recommended that the application be approved.

Conditions: (5)

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:

Location Plan. Received on 12 July 2023
65-115- P01 Existing Site Plan. Received on 12 July 2023
65-1200-P01 Existing Floor Plans. Received on 12 July 2023
65-1300-P02 Existing Elevations. Received on 13 July 2023
65-1400-P03 Proposed Site Plan. Received on 09 November 2023
65-1401-P03 Proposed Ground Floor Plan. Received on 09 November 2023
65-1402-P03 Proposed First Floor Plan. Received on 09 November 2023
65-1403-P03 Proposed Roof Plan. Received on 09 November 2023
65-1500-P03 Proposed Elevations. Received on 09 November 2023
65-1501-P03 Proposed Elevations and Sections. Received on 09 November 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.

4 The accommodation above the garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Dukes Cottage, Driffield, GL7 5QY and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

Informatives: (4)

6 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.

7 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.

8 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.

9 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.