DELEGATED REPORT

Application Reference:	PL/2023/07150
Application Type:	House Holder Planning permission
Site Address:	51 Rowden Road, Chippenham, SN15 2AX
Proposal:	Enlarged attic area and extensions as shown to include rear garden room
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application is made for a side extension to include the enlargement of the roof of the original dwelling, adding two dormers to the front elevation, a flat roofed dormer to the rear elevation, the alteration of a conservatory to single storey extension and the addition of a detached building to the rear of the garden. Alterations to the front elevation to remove the existing front porch and the existing front projecting hipped roof formed over the existing sitting room is to be altered to a gable end roof.

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Dormers

The two dormers to the front roof slope will be of pitched roofs, the rear dormer is proposed with a flat roof dormer and enclosed balcony with vertical timber cladding. The rear roof elevation will have a central flat roofed dormer, which will be open to the first approximately 1.1 metre of enclosed recessed balcony. The balcony is approximately 4 metres from the east side boundary of the property and is approximately 4 metres in width and approximately 2.5 metres from the west side boundary.

Roof

The property is currently a hipped roof single storey dwelling with the ridge line running on the north south axis. The roof will be extended to form a pitched gable roof with the ridge line running on the east west axis. The front and rear roof slopes of the existing hipped roof will extend up to form the new east west ridgeline making the height of the roof to the ridge increase to approximately 6.5 metres from the original ridge height of approximately 5.4 metres. The roof will extend to the west side over the proposed extension finishing at the west boundary in a gable elevation. The original hipped east side roof elevation will remain in place, it will attach to the east gable side of the new pitched roof in the form of a Dutch gable. The proposed gable roof will commence approximately 3.5 metres from the east site boundary.

The property has a forward single storey hipped roof projection with the bow window of the existing lounge this roof is proposed as a gable end.

The property is currently a single storey dwelling with accomodation in the roof of one bedroom and ensuite with rooflights. The proposal will enlarge the existing roof to form 3 bedrooms one with ensuite and a bathroom. The design is for two pitched roof dormer windows to the front (south) elevation and an enclosed flat roofed dormer to the rear (north) roof slope with balcony.

Outbuilding

The detached building to the rear garden is for a store and garden room.
The building will be sited parallel to the rear (north) boundary approximately 8.9 metres in length and approximately 3.8 metres in width. The eaves height are approximately 2.4 metres and pitched roof with

ridge height of approximately 3.7 metres. The elevations are white render the roof is of double roman tiles. The garden and store building is proposed sited approximately 1.2 metres from the west boundary adjacent the footpath (CHIP 1) and approximately 800mm from the east boundary with the neighbouring property at no. 53 Rowden Road. Windows and doors are white uPVC re-used from the extension at the rear of the property.

Side extension

The ground floor will be extended to the west side to meet the west side boundary of the site and take the place in part of the existing single flat roofed garage the extension will project approximately six metres further to the rear than the existing footprint of the garage, the total side elevation proposed to measure approximately 12 metres. The front elevation of the side extension is set back approximately 1 metre behind the current position of the front elevation of the single attached garage. The west side will be a gable elevation, with eaves height as existing at approximately 2.2 metres and ridge height at the apex of approximately 6.6 metres.

Single storey rear extension/conservatory site

A rear single storey extension is to be removed from the side of the existing rear conservatory, the footprint and elevations of the conservatory being developed into a single storey flat roofed extension to the rear with a replacement flat replace roof with a lantern. The elevations will be render and glazed doors to the rear.

Alterations porch front single storey hipped roof

The existing front porch will be removed the front door remaining and designed in the original position. To the rear of the property a single storey flat roofed extension (boot room) is to be removed. The existing kitchen will be extended to the side to meet the west boundary the area currently behind the garage, a utility room and study will take the footprint of the existing single garage.

The driveway access and parking is proposed to the front of the property for two vehicles as the existing arrangement but proposes the loss of the garage.

The application is made for residential development ancillary to the existing dwelling.

A plan has been received during the life of the application to show the proposal within the street scene.

SITE DESCRIPTION/CONTEXT

The property known as 51 Rowden Road is a detached bungalow set within the Town of Chippenham. The existing elevations are of white render the roof is of clay double roman tiles, windows frames are white double glazed units, there are bow windows to the principal elevation. There is a single garage to the side and driveway parking to the front for two vehicles.

The property is a bungalow among properties Circa 1930's in Rowden Road which is a cul- de-sac containing a range of architectural styles, including bungalows and two-storey detached and semi-detached houses.

The property is to the north of the street and is on level land at the top of Rowden Road where the properties are of single storey. No. 51 is adjacent to a public footpath (CHIP 1) leading north from Rowden Road, between the property of no. 49 and no. 51.

No. 49 is the last two storey dwelling to the north side of the street before the footpath and the remaining bungalows of the street known as no. 51 to 65 Rowden Road (odd numbers). No. 49 has previously been extended by a two storey to the east side towards no. 51 and adjacent to the boundary of the public footpath.

There is a bedroom to the roof space with a rear rooflight there are two further bedrooms at ground floor.

The properties have relatively long rear gardens approximately 25 metres beyond the rear elevations before the rear boundary which is with the grounds of Chippenham Hospital to the North. There is a public footpath no. CHIP 1 which runs from Rowden Road between the properties of no. 49 and 51 north and turns east running parallel with the rear boundaries of the properties no. 51 – 65 odd no's of Rowden Road.

There is a concrete block boundary wall to the west side boundary hard up to the footpath CHIP1, the footpath and boundary wall continue across the rear garden boundary (north) beyond which to the North is the hospital and hospital grounds.

There are no other designations upon the property.

PLANNING HISTORY

04/01940/FUL – attached garage – PER

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 10: Spatial Strategy for Chippenham Community Area
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 61: Transport and Development
Core Policy 64: Demand Management

National Planning Policy Framework 2023 (NPPF)
Section 2: Achieving sustainable development
Section 12: Achieving well designed places

ISSUES

- Principle of Development
- Scale and design
- Residential amenity
- Access and parking

CONSULTATION

Chippenham Town Council – Objection:

The proposed raising of the roof, together with the juxtaposition of the new pitched roof where it

joins the section of remaining original hipped roof, would make for an awkward and top heavy roofscape in the streetscene, contrary to CP57 of the Wiltshire Core Strategy, the National Design Guide and the NPPF. If the roof were to be satisfactorily amended/redesigned the Town Council would likely support the proposal. A reduction in the size and number of dormer windows within the front roofspace may be necessary in order to achieve this.

Highway Engineer – no objection.

REPRESENTATIONS

The application was publicised by direct neighbour letter and no representations 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. The National Planning Policy Framework (NPPF) is a key material planning consideration. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

Principle of Development

Decisions on planning applications are made in accordance with the policies contained in the Wiltshire Core Strategy and government guidance.

The principle of domestic extensions, alterations and/or outbuildings within the curtilage of existing dwellings is considered acceptable, providing those proposals are complaint with the requirements of relevant policies within the development plan. The proposal is to take place within the curtilage of the dwellinghouse and is therefore considered to be acceptable in principle other matters are considered below.

Scale and design

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. Sections 12 of the NPPF expects a good standard of design.

The proposal uses materials to match those used in the exterior construction of the existing dwelling. The elevations will be finished in render the roof tiles will be of concrete tiles to match the existing.

Two gable dormers are proposed to the front roof slope elevation. The hipped roof style of the property will become a gable pitched roof with a hipped side element to the east side remaining from the existing dwelling.
The existing front bow windows will remain, the hipped existing front projection will become a gable front single storey roof over the bay projection. A previous front porch extension is to the removed.

The side extension at ground floor replaces in part the existing single flat roofed attached garage and

continues back to meet with the original rear elevation of the property. The extension and raising of the roof above the single storey ground floor extension and continuing enlargement of the roof space above approximately half of the original building forms the most significant development of the property, overall transforming the character and appearance of the bungalow to a one and half storey dwelling with two front dormers.

The proposals will change the appearance of the dwelling in the street scene, the design and additional features introducing dormers and gable roofs in place of a hipped design do result in a significant transformation of the property. The Chippenham Town Council have commented that the proposal would make for an awkward and top heavy roofscape in the street scene contrary to CP 57 of the WCS.

The comments are appreciated, however, the property is located in a street of varying house styles. The appearance of the property will not appear out of keeping in this context being sited next door to no. 49 Rowden Road which is an extended two storey dwelling of render elevations. The proposal will appear as a transition in the street scene from the two storey dwellings into the remaining single storey dwellings of Rowden Road. No. 51 Rowden Road will be the first Bungalow in the street to be developed into a one and a half storey dwelling, the design is considered to bring a contrast to the street scene being a new style but there is considered to be no harm in this design the proposals are of design and style for the development of an existing dwelling and are considered acceptable in terms of the host dwelling, in terms of the harm to the street scene there are no other designations upon the property that would given rise to a reason for refusal based on the development being a new individual building within the street scene.

The design, appearance and proposed use of materials for the new extension is considered appropriate to this dwelling. The site is surrounded predominantly by relatively modern C20 residential development of mixed architectural vernaculars and not within a sensitive area where it might be considered necessary to impose more strict design principles. Whilst views are visible from the wider street scene, this would be read within the context of the existing built residential form and would not be significantly detrimental to the character and appearance of the area.

The proposed development is considered not to be out of keeping and scale within the street scene given the variety of property styles and materials within Rowden Road in general.

The proposal is considered to be of design, scale, materials and siting to be in keeping with the existing dwelling and the street scene in accordance with CP 57 of the WCS.

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 neighbouring properties most sensitive to the proposal will be no. 49 Rowden Road to the west across the footpath (CHIP 1) and no. 53 Rowden Road to the east.

No. 49 Rowden Road.

The extension will be up to the west boundary forming a gable end bringing additional pitched roof towards the side boundary. The property of no. 49 Rowden Road is built to the boundary at two storey with no side openings to the boundary elevation. The eaves height will be approximately 2.2 metres the side gable elevation will be approximately 6.6 metres in height to the ridge. The extension at one and a half

storey is set approximately 1.2 metres from the boundary due to the intervening footpath CHIP 1. The extension is orientated north east of no. 49 Rowden Hill, and of one and half storey with the rear roofslope falling away at the point it appears beyond the two storey side elevation of no. 49 Rowden Hill. Due to the orientation and diminishing roof line there are considered to be no unacceptable impacts to the occupiers of no. 49 Rowden Hill. Rear gardens of the properties extend to approximately 27 metres there are considered to be no unacceptable impacts from overshadowing or overbearing from the proposal.

The rear flat roofed dormer with balcony will be set approximately 2.6 metres in from the west boundary and a further 1.2 metres with the intervening footpath before no. 49 Rowden Road. There may be some opportunity to look towards the rear gardens of no. 49 Rowden Road towards the northwest. Given the distance and orientation of the dormer with rear balcony in relation to no. 49 Rowden Road which is a semi-detached two storey dwelling, there is not considered to be any unacceptable impacts in terms of overlooking to an unacceptable degree.

No. 53 Rowden Road

The rear flat roof dormer with balcony will be set in from the side edge of the roof approximately 4.6 metres from the common boundary. The balcony element is enclosed to the sides and is approximately 1.1 metres in depth. The rear elevation of no. 53 is set approximately 3.4 metres further back than no. 51. No. 53 has an existing rear dormer window in the roof. Due to the design, scale and siting of the rear dormer with balcony and orientation with the neighbouring property it is not considered to give rise to unacceptable impacts to the occupiers of no. 53 from overbearing, overshadowing or overlooking.

The proposal is considered not to give rise to unacceptable impacts from overlooking, overbearing or overshadowing to neighbouring occupiers in accordance with CP 57 of the WCS.

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.

The property is a three-bedroom dwelling with off street parking for two vehicles to the front driveway and the single garage.

Wiltshire Highways require two off street parking spaces for a 3 bedroom dwelling. The property will remain as a three-bedroom dwelling where two off street parking spaces will be required, the Wiltshire Highways Engineer has no objection to the proposal.

The parking provided within the site meets the requirements of the CP 64 of the WCS.
The existing driveway access will remain unchanged in accordance with CP 61 of the WCS.

CONCLUSION

The scale, design, materials and siting of the proposed development are found to be of design in keeping with the host dwelling and the street scene. There are considered to be no unacceptable impacts to the amenity of neighbouring occupiers. The Highway requirements for parking and access have been met. The proposal is found to be in accordance with CP 57, CP 61 and CP 64 of the WCS.

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 and documents:

   Drawing Site Location Plan 1:1250 Scale and Block Plan 1:200 Scale.
   Drawing no. 310/RJM/20231 - Existing Elevations and Floor Plans 1:100 Scale
   Drawing no. 301/RJM/2023/2 Rev - Proposed Elevations and Floor Plans 1:100 Scale
   Drawing no. 301/RJM/2023/4 Proposed Garden Room, floor plans 1:50 Scale and elevations 1:100 Scale
   all received 23rd August 2023.

   REASON: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES:

3. 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.

4. 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.

5. 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.