CASE OFFICER'S REPORT

Application Reference:	PL/2023/08282
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	26 October 2023
Case officer:	Hilary Baldwin

Site Address:	16 PITCHENS END, BROAD HINTON, SWINDON, SN4 9PR
Proposal:	Loft conversion with rear dormer, internal alterations, change garage doors.
Recommendation:	Approve with Conditions

Proposal and Site Description

Proposal

The application seeks Planning Permission for the construction of a box dormer within the rear roof slope of this detached, two storey dwelling. The dormer would be inset from the gable ends of the roof and have its flat top below the ridge. The cheeks and front would be clad in the same roof tiles as the original roof and the windows would be a dark anthracite grey. Three sets of windows would provide for one bedroom and bathroom on the second floor. A small re-organization of first floor bedrooms would not result in an increase in the quantum of bedrooms due to an existing bedroom providing for the flight of stairs to the second floor.

The proposal also includes changing the vehicle doors to the detached garage. The two sets of doors would be swapped for one roller shutter door and the central column removed. The original doors are a dark stained timber and the proposed would also be a dark anthracite grey. A revised plan was received to confirm the door colour.

Site Description

The application site comprises a two-storey, detached dwelling set on the northern side of Pitchens End, which is residential cul-de-sac on the eastern side of the village. The dwelling and adjacent dwellings, whilst having a variation in house design, have a distinctive, architectural theme of red brick elevations, dark clay roof tiles, tile hung detailing and dark brown fenestration. There are open frontages with greenswards and most have adjoining or detached garages, and some, like No 16 have their garage set perpendicular to the property in the front amenity space.

The application property is set within the defined settlement boundary of Broad Hinton, which is designated as a Large Village within the Wiltshire Core Strategy but is not within or close to the designated Conservation Area or other heritage assets.

Policies

National Context:

National Planning Policy Framework (NPPF) 2023

Paragraph 11 – Presumption in favour of sustainable development

Paragraph 127, 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 14 - Spatial Strategy: Marlborough Community Area
Core Policy 57- Ensuring High Quality Design and Place Shaping
Core Policy 58 - Ensuring the Conservation of the Historic Environment
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 Settlement
Impact on Adjacent Neighbouring Occupiers
Access, Parking and Highway Safety

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

Consultation Responses
Broad Hinton and Winterbourne Parish Council – No comment to make.

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 Character and Appearance of the Site and Setting

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.

In this case, the proposed development lies wholly within the defined settlement boundary of Broad Hinton and within a loose knit residential turning. The proposed rear elevation, box dormer would not be highly visible from the public realm and the application property and those to the rear (north) have long gardens. Whilst it is considered a large roof structure, the matching tile hung cheeks and dark coloured fenestration would help assimilate the development into the existing property. There may some longer views from a public right of way, which bounds the eastern side of the village, but it is noted that the adjacent dwelling to the site is set back further into its site and has itself been extended to the rear.

The revised vehicle doors for the garage, whilst visible within the street scene are not considered out of character. It is noted that other garage doors within the cul-de-sac have been altered over time and whilst not all are coloured dark brown, there is a dark palette. Furthermore, the perpendicular angle of the garage to the street scene and soft landscaping to the roadside would help assimilate and shorten the development into the site and setting.

A condition is recommended that the works are carried out in accordance with the submitted drawings and which is considered necessary and appropriate in this instance.

It is noted that the Parish Council have not made any objection to the proposal.

The proposed development is considered acceptable and would accord with CP57 & 58 and the relevant sections of the Framework.

Impact upon Adjacent Neighbouring Occupiers

The development for the box dormer is considered modest in scale and is not considered to result in significant increase in loss of outlook, noise nuisance or loss of privacy of adjacent neighbouring occupiers. The properties in this location have long private amenity spaces and the back-to-back distance between the site and those to the north in Fortunes Field is in excess of 40m.

No letters of representation have been received in relation to the proposed development.

Access, Parking and Highway Safety

The proposed development would enlarge the habitable space of the dwelling but not the quantum of bedrooms as one small first floor room would be employed to provide for the new staircase to the second floor and with stairs is unlikely to be fully utilized as a bedroom. The garage doors would be altered but the structure retained as a garage. The current parking provision would be retained and is considered to meet the adopted parking standards of the adopted Wiltshire Parking Strategy.

Conclusion

As such, the proposal is considered to accord with Core Policies 2, 51, 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 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:

Location Plan. Received on 27 September 2023
Proposed Block Plan. Received on 27 September 2023
23-069 Rev A. Existing and Proposed Floor and Elevation Plans. Received on 16 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.

Informatives: (3)

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.

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.