CASE OFFICER'S REPORT

Application Reference:	PL/2023/05022
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	28 July 2023
Case officer:	Hilary Baldwin

Site Address:	30 CHURCH STREET, ROYAL WOOTTON BASSETT, SWINDON, SN4 7BQ
Proposal:	First and Second Floor Extension with Loft Conversion
Recommendation:	Approve with Conditions

Proposal and Site Description

Proposal

The application seeks planning permission for the erection of a first-floor extension to infill between an existing first floor projection on the dwelling at the site and an adjoining dwelling. A loft conversion would include a gable end projection above the original and extended first floor. A rectangular array of roof lights are proposed on the front roof slope with a first-floor rear elevation window within the extended first floor and a window placed centrally within the proposed gable end extension at second floor level. A single roof light is proposed within the south-eastern roof slope of the proposed gable end projection.

In terms of materials, the elevations would have matching brickwork with the roof having matching roof tiles. New fenestration would be matching Upvc.

The extension and loft extension would provide for an enlarged bathroom at first floor level and an additional bathroom and bedroom at second floor level, resulting in a total of three bedrooms.

During the course of the application, concern was raised in terms of the design of the rear elevation projection and a series of revisions submitted. This report is based upon the final revisions received following discussion with the case officer.

Site Description

The application site comprises a two-storey, mid-terrace dwelling set in a residential area of Royal Wootton Bassett. The property is on the north-eastern side of this narrow road with the front of the terrace opening directly onto the roadway. There is informal parking on the opposite side of the roadway, with a designated area for residents parking to the southwest of the site.

The adjoining and adjacent dwellings are mainly terraces of small dwellings set close to the highway and there is an eclectic mix of elevational materials and architectural styles with a plethora of approaches to both front and rear elevation extensions and loft conversions.

The site is within the settlement boundary of Royal Wootton Bassett and wholly within the designated Conservation Area with the nearby United Reformed Chapel, located to the rear (northeast) of the site being Grade II listed.

Policies

National Context:

National Planning Policy Framework (NPPF) 2023
Paragraph 11 – Presumption in favour of sustainable development
Paragraph 130 - Function and form of Development
Paragraph 195,197 – Proposals affecting Heritage Assets

There is a duty placed on the Council under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 'In considering whether to grant planning permission for development which affects a listed building or its setting' to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

There is a duty placed on the Council under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the preservation or enhancement of the character of the surrounding conservation area.

Planning Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015
Core Policy 1- Settlement Strategy
Core Policy 2- Delivery Strategy
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

Royal Wootton Bassett Neighbourhood Plan – Made April 2018
Policy 7 – Design. Development must respect local character and conserve or enhance heritage assets in a manner appropriate to their significance.

Wiltshire Local Transport Plan 2011-2026
Car Parking Strategy

Key Issues

Principle of Development
Impact on the character and appearance of the settlement and heritage assets
Impact on adjacent neighbouring occupiers
Access, Parking and Highway Safety

Relevant Planning History

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

Consultation Responses
RWB Town Council - 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 assessment of site specific impacts, related policy considerations and compliance with the other policies contained within the development plan and the guidance and provisions as contained within the National Planning Policy Framework.

Impact on the Character and appearance of the Settlement and Heritage Assets
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.

Paragraphs 195 - 198 of the NPPF, advises that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting and that the local planning authority should take account of:

a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and:
c) The desirability of new development making a positive contribution to local character and distinctiveness.

The application site lies wholly within the designated Conservation Area of Royal Wootton Bassett and the United Reformed Chapel, which lies to the north-east of the site is Grade II listed. The Council therefore has a duty to consider the impact, if any, on the significance and value of these heritage asset.

In this case, the proposed development for a first and second floor extension, which would match the roof profile of nearby properties and itself would have matching elevational materials to the host property is considered to result in a neutral impact on this part of the designated conservation area and the nearby heritage assets. Whilst the development to the rear elevation would be visible from the chapel, there is limited opportunity for the two to be seen in context with each other across private rear amenity spaces, and very few views from the public realm. The addition of roof lights to the front elevation would only be partially visible in oblique views from the adjacent roadway and, due to the steeply sloping land beyond, would only be partially visible in very long views.

The proposed front elevation roof lights would be within the designated Conservation Area and whilst there are limited views from the public realm, that roof slope is visible from users of the lane and from within the adjacent allotments. Whilst it is noted that there are a range of roof treatments along the terraces of dwellings, due to the number of rooflights in this instance, it is considered appropriate and necessary to add a condition that these openings are of a conservation grade.

No objections were submitted by the Town Council.

In this instance, due to the bulk, scale and location of the development, and the use of appropriate quality material detailing to match the existing property and adjacent properties within the vicinity of the site, the proposal is considered to result in neutral impact and no harm would arise to the setting and significance of the aforementioned asset and is therefore in compliance with CP57 and 58 and the guidance and provision of the NPPF.

Impact on Adjacent Neighbouring Occupiers

There is considered to be limited impact on the amenity of any neighbouring dwellings and is not considered to significantly overshadow, result in loss of outlook or noise disturbance over that which already exists from the proximity of this dwelling.

It is noted that no letters of representation have been received in connection with the proposal.

Access, Parking and Highway Safety

The existing property has two bedrooms and the proposal includes one additional bedroom. There is informal parking provision along the lane and there is a designated residents parking area close to the site. The site is within close proximity to town centre amenities and considered a sustainable location. The proposal is therefore considered to be adequate in terms of parking and meet and in accordance with the requirements of the Wiltshire Parking Strategy in a manner in keeping with the local area.

Conclusion

It is considered that the proposed development would lead to a neutral impact on the designated Royal Wootton Bassett Conservation Area and nearby listed structures. In accordance with the advice contained in the NPPF, this harm can be qualified as neutral. Paragraph 132 states that as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

As such, the proposals would not conflict with the statutory requirements, as well as the national and local planning policies and can be supported. The proposal would not result in harmful impacts to the residential character of the locality or to residential amenity.

It is therefore recommended that the application should be permitted subject to relevant conditions.

Conditions: (4)

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:

Dwg 01. Location Plan, Block Plan, Existing and Proposed Floor and Elevation Plans. Received on 08 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 match in material, colour and texture those used in the existing building.

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

4 Notwithstanding the details submitted on the approved plans, the rooflights hereby approved shall be of the ‘conservation’ type with a single vertical glazing bar and mounted flush with the roof slope.

REASON: In the interests of preserving the setting and appearance of the Royal Wootton Bassett Conservation Area.

Informatives: (4)

5 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.

6 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 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.

8 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.