CASE OFFICER'S REPORT

Application Reference:	PL/2023/08028
Application Type:	Householder planning permission
Consultation ends:	24th October 2023
Case officer:	Stefan Galyas

Site Address:	Meadow Barn, West Mill Lane, Cricklade, SN6 6JL
Proposal:	Proposed car-port.
Recommendation:	Approve with Conditions

Site Description

The site constitutes a semi-detached single storey dwelling set to the western side of West Mill Lane. The dwelling forms one half of the development at Barncombe Court and is served by gated access. A large mature boundary hedge to the sites eastern boundary provides privacy from onlooking on the roadside. The sites locality is residential in character, with a mix of dwelling types from differing periods of time. To the west of the site, there is a new build development known as Stones Farm.

The site is located within settlement framework for Cricklade, identified within the Wiltshire Core Strategy as a Local Service Centre.

In regard to policy constraints, the site is located within the protected route of the former Wiltshire and Berkshire Canal.

Proposal

The application seeks planning permission for the development of a single storey car port located to the site's eastern boundary. External materials would constitute cedar wood-clad walls and black slate roof tiles. The proposed car port would be approximately 6m in length, 5.5m in depth, have an eaves height of 2.2m and a ridge height of 3.7m.

Policies

Wiltshire Core Strategy (WCS) (Adopted January 2015)

Core Policy 1 – Settlement Strategy

Core Policy 2 – Delivery Strategy

Core Policy 19 – Spatial Strategy for Royal Wootton Bassett and Cricklade

Core Policy 57 – Ensuring High Quality Design and Place Shaping

Cricklade Neighbourhood Plan (Made March 2018)

Policy H3 – Design of New Housing

National Planning Policy Framework (NPPF) 2023

Paragraphs 2, 7, 8, 11, 12, 38, 47, 110-112, 126, 130

National Design Guide 2021

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.

Key Issues

Principle of Development

Impact on the Character, Appearance and Visual Amenity of the Locality
Impact on Residential Amenities

Relevant Planning History
N/09/01757/FUL - Detached Timber Framed Garage. Approved with conditions 20/11/09.

17/03079/FUL - Subdivision of existing house to form two separate dwellings including single storey extensions and associated ancillary development. Approved with conditions 23/05/17.

Consultation Responses
Cricklade Town Council: Support.

Wiltshire Council Highways Department: No objection.

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

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, 19 and 57 of the WCS.

Impact on the Character, Appearance and Visual Amenity of the Area
The promotion of high-quality design is encouraged through the planning system and is reflected in Core Policy 57iii of the WCS, requiring design to relate closely to the existing pattern of development regarding size, scale, massing, materials, elevational design, roofline and the layout of the proposal. Core policy 57vi also requires development to take into account the characteristics of the site and deliver appropriate development.
Paragraph 130 of the NPPF states, among other matters, that development should be visually attractive as a result of good architecture and be sympathetic to local character. The need for good design is reinforced by the National Design Guide (2021).
The proposal would be set in a visually discrete position with regard to the public domain and would be set behind the established boundary hedge. The proposals use of cedar cladding is considered to relate well to the existing dwelling as a timber material is used to the exterior walls on the principal elevation. Additionally, the siting of the proposed car port would respect the existing building line of the oak framed garage at Barncombe House. The proposed ridge height of 3.7m would ensure that the car port would likely remain subservient to the existing bungalow. It is therefore considered that the proposal would have an acceptable impact on the character and appearance of the locality.
The proposed development would 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 development would be located towards the sites eastern boundary and would be set approximately 16m away from the neighbouring dwelling at Barncombe House to the north-east. It is therefore considered that there would be a substantial degree of separation between the two buildings. Additionally, the proposed car port would be single storey and it is therefore considered that the proposal would not give rise to an unacceptable overbearing or overshadowing impact on adjacent neighbouring properties. It is noted that no letters of representation were received in response to the proposal.
Accordingly, the development is considered to have an acceptable impact with regard to overbearing, overshadowing and overlooking on adjacent neighbouring occupiers.

Conclusion
The proposed development is considered to accord with Core Policies 1, 2, 19 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:

23/2055/01 Proposed Car Port Floor Plan and Elevations
Received 19/09/23

Block Plan
Received 26/09/23

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 and approved plans.

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.