DELEGATED REPORT

Application Reference:	PL/2023/06638
Application Type:	House Holder Planning permission
Site Address:	2 Ogbourne, Colerne, SN14 8DJ
Proposal:	Rear extension
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application is the replacement of an existing conservatory with a single storey extension. There is an existing rear single storey lean to at the property measuring approximately 3.8 metres in width and approximately 3.1 metres in depth projecting from the rear elevation of the property with a lean-to tiled roof. To the north side of the extension is a conservatory approximately 2.1 metres in width at the same depth as the lean-to extension (approximately 3.1 metres).

The existing floor plan of the rear single storey lean-to is the kitchen of the property with access from the ground floor of the main house, the conservatory is accessed from a doorway through the rear of the house ground floor. The proposal will remove the wall between the conservatory and the existing kitchen to form one larger kitchen. The existing doorway from the living room to the kitchen will be infilled the access to the kitchen will be from the existing conservatory doorway.

The proposal is to replace the conservatory building solid render side elevation and a rear elevation in white render with quoin details around the rear patio doorway. The elevations will be in white render to the rear and natural colour render to the north side elevation. Two roof lights are proposed in the lean-to roof. The roof tiles are of interlocking concrete tiles to the rear kitchen the proposal will use concrete interlocking tiles to match. The proposal is for ancillary accommodation to the existing dwelling.

A revised planning application form was provided during the life of the application to served notice of the development upon neighbouring land owners by certificate B.

SITE DESCRIPTION/CONTEXT

The property known as no. 2 Ogbourne is sited in a lane south of the High Street in the village of Colerne. No. 2 Ogbourne is a semi-detached two storey dwelling of natural stone elevations to the front and natural colour render to the north side elevation with a clay tiled roof. There is an existing single storey lean-to rear element to the property with a glazed conservatory element to its north side with a glazed roof. The property has an enclosed rear garden, bounded to the rear by a stone wall and building beyond of the The Fox and Hounds Public House on the High Street. The north side boundary is of a block wall approximately 1.5 metres in height to the neighbouring driveway and garage of no. 13 High Street.

The property is located within Colerne a village with the Corsham Community Area.

The property is within the Colerne Conservation Area

There are listed buildings to the west approximately 7 metres The Fox And Hounds Public House at High Street and to the east approximately 15 metres opposite are no.3 and no.5 Ogbourne. GDII Listed

The area is over washed by the Cotswold Area of Outstanding Natural Beauty (AONB).

PLANNING HISTORY

None relating to property.

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 11: Spatial Strategy for Corsham Community Area
Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Ensuring the conservation of the Historic Environment

Colerne Neighbourhood (CNP)

Policy BE1 Character and Design

Policy BE2 Heritage – great weight should be given to the significance of a designated heritage asset as set out in the Colerne Historic Environment Record, great weight given to the asset's conservation.

Policy NE1 - Landscape and natural environment. Development should maintain adequate open landscape space, rural and agricultural in character between Colerne and other settlements.

National Planning Policy Framework 2023 (NPPF)
Section 2: Achieving sustainable development
Section 5: Delivering a sufficient supply of homes
Section 6 Building a strong, competitive economy
Section 12: Achieving well designed places
Section 15: Conserving and enhancing the natural environment
Section 16: Conserving and enhancing the historic environment

ISSUES

- Principle of Development
- Scale and design
- Landscape and visual impacts – including impact on AONB
- Heritage
- Residential amenity

CONSULTATION

Colerne Parish Council - Support

REPRESENTATIONS

The application was publicised by individual neighbour notification no third-party 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 and alterations within the curtilage of existing dwellings is considered acceptable, providing those proposals are complaint with the requirements of relevant policies within the development plan.

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 extension takes the place of an existing conservatory and is of the same scale, footprint and mass as the existing conservatory. It will form an extension to the existing single storey lean-to kitchen to which the conservatory is currently attached. The materials will match those of the existing lean-to kitchen of a rear and side render elevation with tiles to the roof.

The extension is located wholly within the enclosed rear garden of no. 2 Ogbourne, the side elevation is currently to the neighbouring boundary with no. 13 Highstreet and has a glazed panel to the side, this will be built up of block and rendered to form a solid side elevation. The roof remains at the same height and pitch as the existing.

The proposal is considered to be in keeping with the host dwelling and of design that will meet the provisions of the Colerne NP policy BE1 which required development to be designed in a way which takes into account of their surroundings and complement the setting of other buildings in terms of height, massing and use of materials. The Colerne Parish Council support the proposal.

The proposal is considered to be in keeping with the host dwelling and the setting of the area in general in terms of scale, siting, mass, materials and design in accordance with CP 57 of the WCS and CNP BE1.

Landscape and visual impacts – including impact on AONB

Core Policy 51 states that development should protect, conserve and where possible, enhance the landscape character. Section 15 of the NPPF expects decisions to ensure the protection and enhancement of valued landscapes.

The property is set within the village among neighbouring properties. The proposal is for a single storey extension to the rear of the dwelling within the enclosed garden which is surrounded by neighbouring

properties. The proposal is well contained to the built up part of the village and will have no harmful impact on wider ladscape views.

Policy NE1 of the CNP requires development to maintain the open landscape space between Colerne and other settlements, the proposal is found to be in accordance with this provision as it is within the existing settlement. As such the proposal is considered to conserve the landscape setting of the AONB in accordance with CP 51 of the WCS.

Heritage

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for works which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities in determining planning applications affecting a Conservation Area to pay special attention to the desirability of preserving or enhancing the character or appearance of that conservation area.

Core Policy 58 states that development should protect, conserve and where possible enhance the historic environment. Section 16 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Conservation Area.

The property is within the Colerne Conservation Area. The extension is to the rear of the property and of single storey, it will be of materials to match those used in the existing property and will take the place of an existing conservatory within the enclosed rear garden. As such the proposal is considered to integrate within the setting of the Conservation Area and to not to harm the significance of the heritage asset.

Listed Buildings

There are listed buildings close by, The Fox and Hounds Pub approximately 7 metres to the rear and no. 3 and 5 Ogbourne (opposite) across Ogbourne to the east. The proposal is to the rear garden and of single storey. There is considered to be no harm to the setting of the listed buildings or the significance of the heritage assets due to the scale and siting of the extension.

The CNP policy BE 2 requires that great weight be given to the conservation of the heritage assets, due to the siting, scale and materials the proposal is considered to meet with BE 2 of the CNP.There is considered to be no harm to the heritage assets as a result of the development which is found to be in accordance with CP 58 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 property most sensitive to the proposal will be no 13 High Street to the north common boundary. The north side elevation of the single storey extension will form the common boundary with the driveway parking on no. 13 High Street. The proposed roof verge and tiles will overhang the north side elevation to the property of no. 13 High Street. Notice has been served on the owners of no. 13 High Street under Certificate B of the Planning Application; no comments have been received.

The attached neighbouring property at no.4 Ogbourne is attached to the south side, at the rear no. 4 has a similar single storey element attached to the kitchen rear lean-to of no. 2, the development is to take place to the north side of the kitchen of no. 2. Due to the orientation of the proposal and the intervening kitchen there are considered to be no unacceptable impacts to the occupiers of no. 4 Ogbourne.

No representations have been received from neighbouring occupiers.

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

CONCLUSION

The design, scale, siting and materials are found to be in accordance with CP 57 of the WCS. The proposal is considered to conserve the landscape setting of the AONB in accordance with CP 51 of the WCS. The proposal is considered not to give rise to unacceptable impacts to the amenities of neighbouring occupiers in accordance with CP 57 of the WCS. The significance of the heritage assets of the Conservation Area and neighbouring listed buildings are considered to be preserved in accordance with CP 58 of the WCS. The proposal is found to be in accordance with the CNP BE

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 No. 2301/100 - Site Location Plan 1:1250 Scale

   Drawing no. 2301/101 - Existing and Proposed Block Plans 1:200 Scale

   Drawing no. 2301/102 - Existing floor plan and elevation Plans 1:100 Scale

   Drawing no. 2301/103 - Proposed floor plans and elevations 1:100 Scale

   all received 7th August 2023.

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

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