CASE OFFICER'S REPORT

Application Reference:	PL/2023/08281
Application Type:	Householder planning permission
Consultation ends:	26th October 2023
Case officer:	Stefan Galyas

Site Address:	13 SHAKESPEARE ROAD, ROYAL WOOTTON BASSETT, SWINDON, SN4 8HD
Proposal:	Convert existing attached garage to habitable room.
Recommendation:	Approve with Conditions

Site Description

The site comprises a two storey, semi-detached dwelling with a pitched roof with a front and side elevation, flat roofed garage and front porch. The property has previously been extended to its rear elevation through the form of a lean-to style conservatory. The dwelling is set back from the roadside by a front driveway which uses both hardstanding and loose gravel. The dwelling follows the pattern of development on the western side of Shakespeare Road whereby dwellings front the roadside at slight angles. The sites locality is residential with dwellings using a traditional and comparable design to the site itself. External materials constitute brick walls, concrete roof tiles, a single ply roof membrane and uPVC windows.

The site is located within the settlement framework for Royal Wootton Bassett, identified by the Wiltshire Core Strategy as a Market Town.

In regard to policy constraints, the site is not located within any designated area although the site is susceptible to groundwater flooding.

Proposal

The application seeks planning permission for the conversion of the existing garage into habitable accommodation. The flat roof would be changed into a lean-to roof pitch which would include a side (north) elevation rooflight. The existing garage door would be bricked up and replaced with an opening for a window. External materials would constitute brick walls, concrete roof tiles and uPVC windows.

Policies

Local Context:

Wiltshire Core Strategy (WCS) Adopted 2015

Core Policy 1 – Settlement Strategy

Core Policy 2 – Delivery Strategy

Core Policy 19 – Royal Wootton Bassett Settlement Strategy

Core Policy 51 – Landscape

Core Policy 57 – Ensuring High Quality Design and Place Shaping

Royal Wotton Bassett Neighbourhood Plan (Made 2018)

Policy 7 – Local Character

National Policy:
National Planning Policy Framework (NPPF) 2023
Paragraphs 2, 11, 12, 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 Amenity

Relevant Planning History

There is no recent history of any planning applications relating to the site.

Consultation Responses

Royal Wootton Bassett Town Council – 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 Locality

The promotion of high-quality design is encouraged through the planning system and is reflected in Core Policy 57(iii) 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 57(vi) 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).

Various dwellings within the site's locality use a mixture of flat roof porch areas and lean to pitches and it is therefore considered that there is a degree of visual variance when looking along the street scene. The proposal would be in a conspicuous position with regard to the public domain and would be positioned partly to the existing dwellings front elevation. The use of a lean-to roof pitch would ensure that the proposal would remain visually subservient to the existing dwelling. Additionally, the use of matching materials is further considered to help assimilate the proposal to its surroundings.

The proposals are therefore considered to be sympathetic to both the dwelling and the character and appearance of the local context in terms of scale, bulk, layout and design. As such, there is no objection in design and visual amenity perspective.

Impact on Residential Amenity

Section vii of Core Policy 57 of the WCS refers to the need to protect the amenities of existing occupants and to make sure that appropriate levels of amenity are achievable within the development itself. Additionally, Paragraph 130(f) of the NPPF states planning decisions should create places that are safe, inclusive and accessible. Furthermore, a high standard of amenity for existing and future users is encouraged among other matters.

The proposed development would introduce a rooflight to the dwellings side (northern) elevation on the lean to roof pitch. The rooflight would be set at about 3m high and is therefore unlikely to provide an opportunity for outlook. The proposal would not increase the width of the existing garage area and therefore a gap between the northern elevation of No.13 and the southern elevation of No.15 would remain. Therefore, the proposed development is not considered to give rise to an unacceptable overlooking, overbearing or overshadowing impact on the neighbouring properties. It is noted that no letters of representation were received in response to the proposed development.

Conclusion

It is concluded that the proposed development is acceptable in principle and in design and amenity terms, in accordance with Wiltshire Core Strategy Core Policies 1, 2, 19, 51 and 57, Policy 7 of the Royal Wootton Bassett Neighbourhood Plan and the relevant paragraphs of the NPPF.

The proposal accords with the adopted development plan and as such, should be granted permission.

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:

23/080 All Existing and Proposed Plans
Proposed Block Plan
All received 27/09/23

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.