CASE OFFICER'S REPORT

Application Reference:	PL/2023/07903
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	16 October 2023
Case officer:	Selina (Nina) Parker-Miles

Site Address:	23 BEECH AVENUE, MELKSHAM, SN12 6JP
Proposal:	Retrospective permission for a single storey extension
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to a detached two storey dwelling, 23 Beech Avenue located within an established residential cul-de-sac in Melksham. The host dwelling benefits from an off-road parking area and integral garage to the front elevation. The immediate area is characterised by detached dwellings sharing a similar palette of materials.

The description of the planning proposal was changed during the consultation process (23.10.2023) once it was ascertained that the development had in fact been built out. The description was changed from ' single storey rear extension to replace existing conservatory' to 'retrospective permission for a single storey extension' This application is seeking retrospective permission for a single storey extension on the rear elevation of the host dwelling. The works facilitate extended living areas at ground floor.

Policies

National Context:

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

Local Context:

CP2 Delivery Strategy

CP15 – Spatial Strategy for the Melksham Community Area

CP57 - Ensuring High Quality Design and Place Shaping

Joint Melksham Neighbourhood Plan 2020-2026 Made July 2021

Key Issues

Principle of Development

Design and Visual Impact

Neighbouring Amenity

Consultation Responses

Melksham Town Council - Support

Representations
Consultation consisted of advertisement by site notice and neighbour notification. One representation letter was received informing officers that the development had already been built. This matter was resolved with a change to the development description to reflect the retrospective 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 proposed development comprises an extension to an existing residential property set in an established residential curtilage within the settlement boundary of Melksham. The proposed extension is wholly within the residential curtilage and as such the principle of development is acceptable subject to the following considerations.

Design and Visual Impact
Core Policy 57 requires a high standard of design in all new developments, of particular relevance to householder extensions is paragraph (iii) which requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The single storey rear extension is positioned on the north elevation, extending over and forward of the footprint of the existing conservatory. The extension spans 6.1m across the width of the rear elevation at a depth of 4.6m and employs a pitched roof form. Patio doors and a window have been inserted on the rear elevation.



Previous rear elevation (left) and existing (right) rear elevation



Site photo of the erected extension

The use of matching materials (red brick under concrete roof tiles) with matching white UPVC fenestration ensure the proposal integrates into the surrounding setting, and it is considered that the extension by virtue of its height, scale and design constitutes a complementary addition to the host dwelling that appears commensurate to the size of the property and plot. The development therefore complies with Policy CP57 of the WCS.

Impact on Neighbouring Amenity

Core Policy 57 of The WCS states that applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through having 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, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

All windows look out over the applicant's private gardens to the rear, replicating the existing arrangement of the host dwelling and no windows are inserted on the side elevations. Therefore, no overlooking concerns are raised.

Given the limited scale of the development proposal, a single storey extension to the rear elevation of a detached dwelling, it is considered that the proposed extension does not result in unacceptable loss of light, overlooking, overshadowing and does not have an overbearing impact upon neighbouring properties. For these reasons, the development proposals would comply with Policy CP57 of the adopted Wiltshire Core Strategy.

RECOMMENDATION: Approve with conditions

Conditions: (1)

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Existing and Proposed Plans DWG No 2210-1
Site Plan DWG No 2210-2
All Plans Received 18.09.2023

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