DELEGATED REPORT

Application Reference:	PL/2023/06848
Application Type:	Householder Planning permission
Site Address:	12 Elmwood, Chippenham, SN15 1AP
Proposal:	Single storey side extension
Recommendation:	Planning Permission be Approved

PROPOSAL

The application seeks planning permission for the erection of a single storey extension to the side of a domestic dwellinghouse.

The extension is of a lean-to pitched roof design, together with the insertion of two rooflights. Walls are to be finished in pebble-dash, with concrete tile roof which would match the existing property.

Also shown on the submitted plans is the introduction of a section of polycarbonate sheeting installed above an existing flat roof additional labelled as a “store”. Reference is not made within the submitted application form to the sheeting, but this element is considered *de minimis*.

Householder application forms have been completed and there is no reason to believe that the extension is to provide accommodation which is entirely ancillary to the dwellinghouse to which it is attached.

APPLICATION SITE

No.12 Elmwood is a semi-detached dwellinghouse of mid C20th origins and is positioned at the junction to Elmwood and Willow Grove. The property is finished with a light-coloured render with pebble-dash finish. The property is part of a residential area displaying reasonably consistent scale and external appearance.

The adjoining property (no.1 Willow Grove) has been substantially extended in recent past, but the application property appears to retain a relatively unadulterated frontage, with single storey rear extension and small “store” room to the side.

No specific planning policy designations cover the application site.

ISSUES

The main issues in the consideration of this application are:

- Principle of development
- Design and appearance
- Impact on the living conditions of adjacent occupiers

CONSULTATION

Chippenham Town Council - No objection, but raise following comments on design:

> *In order to make for an improved, subservient design it is requested that the front elevation of the proposed extension be set back by at least a brick width from the front elevation of the host dwelling*.

REPRESENTATIONS

None received.

ASSESSMENT

Principle of development

Decisions on planning applications are made in accordance with the policies contained in the adopted development plan (in this case, the Wiltshire Core Strategy and saved policies within the North Wiltshire Local Plan 2011) and national planning policy, unless material considerations indicate otherwise.

The principle of domestic extensions within the curtilage of existing dwellings is established as acceptable. However, the detail of the proposals must also be considered against other policies within the development plan. Those considerations are set out below.

Design, scale and appearance

The proposed extension is of a conventional single-storey, lean-to design with an external finish which would match that of the existing property. Its footprint is relatively modest and does not give rise to the overdevelopment of the plot/garden area with built form. Its height is also typical of the type of development, with the roof not exceeding the cill of existing first floor windows. The scale of the development ensures the proposal will be viewed as ancillary to that of the dwelling it relates and would not be out of character with the wider surroundings.

The footprint of the extension does not impede or reduce the available on-street parking within the plot.

The design, scale and external appearance of the proposed extension is considered to be acceptable when assessed against the requirements of policy CP57 to the Wiltshire Core Strategy.

Impact on the living conditions of adjacent occupiers

The proposed extension is of a relatively modest scale and does not significantly add to existing built form or move it towards the common boundaries of the nearest neighbours.

Two small rooflights are proposed but are positioned above head height. The submitted plans suggest the new extension would create a w/c and utility space. In that context the proposed windows are not considered likely to result in overlooking into the neighbouring property (the nearest being no.14 Elmwood).

The proposal is not considered to result in an unacceptable impact upon the amenities or living conditions of surrounding residential occupiers and would therefore accord with the relevant criterion to Policy CP57 of the Wiltshire Core Strategy.

CONCLUSION:

The proposed extension would be in keeping with the existing dwelling and its surroundings. There would be no unacceptable impact on the amenity or living conditions of the occupiers of nearest residential neighbours. Accordingly, the proposal is considered to comply with the relevant provisions of policy CP57 to the Wiltshire Core Strategy.

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:

Location/Site plan – XXXX.P.000
Proposed ground floor – XXXX.P.010 P1
Proposed roof plan – XXXX.P.011 P1
Proposed drawings – XXXX.P.112 P1

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

INFORMATIVE TO APPLICANT:

3 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.

INFORMATIVE TO APPLICANT:

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.