DELEGATED REPORT

Application Reference:	PL/2023/07071
Application Type:	House Holder Planning Permission
Site Address:	43 Tellcroft Close, Corsham, SN13 9JH
Proposal:	Porch Extension to Front of House
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for a single storey front extension to the dwelling to form an entrance hall and WC . The extension will take the place in part of an existing open porch approximately 1 metres deep by 2 metres wide.

The extension is proposed as approximately 2.3 metres in depth and approximately 3.3 metres in width. The elevations are of block to match the existing dwelling. The roof is a pitched roof of concrete tiles to match the existing house. The height to the ridge is approximately 3.3 metres with the eaves height approximately 2.2 metres. The fenestration is of double-glazed units to match the existing dwelling.

SITE DESCRIPTION/CONTEXT

The property known as 43 Tellcroft Close is a detached modern estate house, set within a large residential estate to the south of the Town of Corsham set within the settlement boundary of the Town.

There are no other designations upon the property.

The property has driveway parking to the front and side and a detached single garage set to the rear.

PLANNING HISTORY

None relating to the property.

LOCAL 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 57: Ensuring High Quality Design and Place Shaping
Core Policy 61: Transport and Development
Core Policy 64: Demand Management

Corsham Neighbourhood Plan
Policies ED1 and HE1

ISSUES

- Principle of Development
- Scale and design
- Residential amenity
- Access and parking

CONSULTATION

Corsham Town Council – No objection.

REPRESENTATIONS

The application was publicised by direct neighbour letter, no 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, alterations and/or outbuildings 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 development is an extension to the front elevation of the dwelling, using materials of block work, concrete tiles for the roof and white upvc door and windows to match that of the existing dwelling.

The extension is to for an entrance porch and provide a ground floor WC. The extension set to the front elevation over the site of an existing open canopy porch.

The extension projects approximately 2.3 metres from the principal elevation of the house, there is driveway parking and some planting to the front before the highway.

The extension will a pitched tiled roof at single storey is considered to compliment the existing dwelling, the siting and scale of the extension is considered to be in keeping with the dwelling and street scene in general.

The design and materials would be in accordance with the provisions of the design guidance principles set out in the Corsham Neighbourhood Plan. The Corsham Town Council have no objection to the proposal.

The proposal is considered to be of scale, siting, materials, and design to be in accordance with CP 57 of the WCS and policies ED1 and HE1 to the Corsham Neighbourhood Plan as well as the associated Design Guide.

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 occupiers most sensitive to the development would be no. 45 Tellcroft Close set to the north of the site. There is the existing driveway of no. 43 between the proposed extension and the common boundary with no. 45 Tellcroft Close. The proposal being of single storey with a maximum height of approximately 3.3 metres and projection of approximately 2.3 metres is considered not to give rise to unacceptable impacts of overbearing or overshadowing.

The proposal is considered not to give rise to unacceptable impacts upon the amenities of neighbouring occupiers or the area in general and to be in accordance with CP 57 of the WCS in terms of amenity.

Access and parking

Wiltshire Core Strategy policy CP61 states that new development should be capable of being served by safe access to the highway network. Core Policy 64, states that provision of parking associated with new residential development will be based on minimum parking standards.

The property has driveway parking to the front and side of the dwelling with a single garage.

The proposal does not alter the existing parking arrangements or access to the Highway.

The extension will extend further into the front gardens and front driveway parking area of the property, however, it is considered the existing parking arrangements are unchanged.

The proposal is found to be in accordance with CP 61 and CP 64 of the WCS.

CONCLUSION

The extension is considered to be of design, scale and materials in keeping with the host dwelling. The development is considered not to give rise to any unacceptable impacts upon the amenities of neighbouring occupiers or the area in general. The access and parking arrangements remain unchanged. The proposal is found to be in accordance with CP 57, CP 61 and CP 64 of the WCS as well as policies ED1 and HE1 to the Corsham Neighbourhood Plan and the associated Design Guide.

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:

   Site Location Plan 1:1250 Scale and Block Plan Proposed Parking Plan 1:500 Scale

   Drawing 2548/1 – Existing Floor Plans 1:50 Scale, Existing and Proposed Elevations 1:100 Scale

   – all received 21st 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.