CASE OFFICER'S REPORT

Application Reference:	PL/2023/07375
Application Type:	Householder planning permission
Consultation ends:	12 October 2023
Case officer:	Stefan Galyas

Site Address:	HONEYSUCKLE COTTAGE, GARSDON, MALMESBURY, SN16 9NP
Proposal:	Extensions to both sides and replacement porch
Recommendation:	Approve with Conditions

Site Description

The application relates to Honeysuckle Cottage, a two-storey detached dwelling located on the north-eastern side of Park Lane. The dwelling forms a 'T shape' in built form and uses a cross pitched roof. The principal elevation of the dwelling faces the roadside with its side elevation gable end with a white coated render. The gable running perpendicular to the principal element of the dwelling appears to use a brown render material, resulting in a juxtaposition between the two elevations.

The sites locality is rural in nature with very few dwellings abutting either side of Park Lane. The property is the final building of any form on the north-eastern side of Park Lane when moving along the road from north-west to the south-east. There are some farmsteads within the site's locality such as Church Farm to the northwest. The site itself is bordered by open countryside to both its northern and eastern boundaries.

The property is located on the periphery of Gardson which does not have a defined settlement boundary. Accordingly, the site is considered to be located within the open countryside for planning purposes.

In regard to policy constraints, the site is not within any designated area. It is noted that the site does have a risk of surface water flooding.

Proposal

The application seeks planning permission for the development of a single storey western elevation and a two-storey north elevation extension. The existing porch would also be replaced as part of the scheme. The proposed single storey flat roof element was included within the proposal under PL/2022/09779 which is considered to be extant.

The proposed single storey extension would use natural stone walls, a single ply roof membrane and a rooflight. The single storey extension would be 5.6m in length, 5.5m in width and have a height of approximately 3.5m.

The two-storey extension element would use a cream/ white render for the walls and a plain tiled roof. The proposal would be 3.7m in length, 9.3m in width, have an eaves height of 4.3m and a ridge height of 6.2m.

Policies

Local Context:

Wiltshire Core Strategy (WCS) Adopted 2015

Core Policy 1 – Settlement Strategy

Core Policy 2 – Delivery Strategy
Core Policy 51 – Landscape
Core Policy 57 – Ensuring High Quality Design and Place Shaping

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
PL/2022/09779 - Extensions to both sides and replacement porch. Approved with conditions 08/02/23.

Consultation Responses
Lea and Cleverton Parish Council: No objection.

Representations
There were no representations 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 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).
It is noted that the proposal would raise the previously approved two storey extensions ridge height (PL/2022/09779) by approximately 0.2m. Whilst the proposed extensions are not modest in scale, the design features of the proposal would respect the character of the host dwelling. The two-storey element would use a pitched roof and would be slightly stepped down from the principal element of the dwelling ensuring the ridge would not be flush with the existing. The proposed single storey extension would have a flat roof with roof lantern above and would be visible from the roadside due to the dwellings perpendicular position in relation to the highway. While the flat roof's position in a highly conspicuous position is not considered to be of an optimal design, this element has been previously approved under the extant permission PL/2022/09779. There has been no change to the local policy context since and thus is considered acceptable in this instance.

The proposal is therefore considered to have an acceptable impact on the character and appearance of the area and would accord with the provisions of Core Policy 57 and Paragraph 130 of the NPPF.

Impact on Residential Amenities

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.
There would be a separation distance of more than 50 meters between the application site and nearby dwellings such as Papeete and the Tythe Barn. Accordingly, the proposal is not considered to give rise to an unacceptable overlooking, overshadowing or noise impact on neighbouring occupiers.
Residential units are expected to have access to private outdoor amenity space that is functional and safe of a sufficient size in relation to the number of occupants and provide ease of access. In this instance, although the proposed development would increase the size of the property, the remaining private outdoor amenity area would still be sufficient for the occupiers of this property.
In light of the above, it is considered that the proposal would not give rise to an unacceptable impact on the amenity of adjacent neighbouring occupiers.

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, 51 and 57 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:

001 Site Location Plan
002 Proposed Site Block Plan
010 Existing Floor Plans
010 Proposed Floor Plans
030 Existing Elevations
030 Proposed Elevations
All received 30/08/23

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.