DELEGATED REPORT

Application Reference:	PL/2023/07868
Application Type:	Householder Planning Permission
Site Address:	19 Brook Drive, Corsham, SN13 9AU
Proposal:	Erection of a single storey timber garden room.
Recommendation:	Planning Permission be GRANTED.

PROPOSAL

This application seeks planning permission for the erection of a single storey garden room to be sited within the rear garden of 19 Brook Drive, Corsham, a domestic dwellinghouse.

The “householder” application form has been completed by the applicant and there is no suggestion that the garden outbuilding would be for any other purpose than that associated with the occupation of no.19 Brook Drive as a domestic dwellinghouse.

DESCRIPTION/CONTEXT

The application relates to a detached house located in an established residential area of Corsham. The site comprises of a detached, two-storey dwelling set within a generous private amenity space. The site is accessed by way of a private driveway from the highway, which also provides additional off-road parking.

This application is not covered by any landscape, conservation or ecological designations. Right of Way (CORM105) runs immediately adjacent to the western boundary of no.19.

PLANNING HISTORY

No relevant planning history pertinent to this application.

POLICIES

- National Planning Policy Framework (NPPF)
- Wiltshire Core Strategy Policies (WCS): CP57
- Corsham Neighbourhood Plan: Policy HE1
- Corsham Design Guide

ISSUES

- Principle of Development

- Design, Scale and Materials
- Residential Amenity
- Right of Way
- Other Matters

CONSULTATION

Corsham Town Council: Resolved: that no objection be raised.

REPRESENTATIONS

Consultation has been carried out and no letters of representation 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. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Principle of Development

The principle of domestic extensions and alterations within the curtilage of existing dwellings is considered acceptable, providing those proposals are compliant with the requirements of relevant policies within the development plan. Given its relatively small scale and the completion fo the "householder" application form, there is no suggestion that the outbuilding would be used for any purposes other than ancillary to the occupation of no.19 as a domestic dwellinghouse.

Design, Scale and Materials

Core Policy 57 of the WCS requires new development to respond positively to existing landscapes in terms of building layout, built form, height, mass, scale, building line and materials in order to effectively integrate the building into its setting. Policy HE1 within the Corsham Neighbourhood Plan identifies that all new development within the Corsham neighbourhood plan area must demonstrate good quality design. Which responds and integrates with local surroundings, landscape context as well as the existing built environment.

The proposed garden outbuilding would measure approximately 4.3m (w) x 4.3m (d) x 2.3m (h) to eaves x 3.1m (h) to ridge and would be constructed in timber, painted green. The garden room would be situated to the west of the dwelling and would be positioned atop a hard landscaped base which has already been constructed. The application site has a relatively large amenity

space, and the detached garden room is considered a minor addition to the western side elevation. Whilst the roof may be visible from the public realm, the structure would be seen against the backdrop of the dwelling and would be domestic in nature. The outbuilding does not have an overly large footprint and the nature of the structure is considered to result in a subservient extension to this large property. The use of timber and quality detailing would help assimilate the building into the site and the wider area.

The scale and design of the proposed garden outbuilding are considered are considered to comply with the requirements of CP57 of the Wiltshire Core Strategy, Policy HE1 of the Corsham Neighbourhood Plan and the Corsham 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 proposed garden building would be set back within a well-defined, spacious curtilage. Given the appropriate scale of the outbuilding being single storey and the site circumstances, it is considered that they would not give rise to any unacceptable impacts in relation to loss of light or overbearing impacts. It is considered that the intervening distance from the proposed garden room and the neighbouring property, which is separated by footpath CORM105 ensures that the resulting impacts upon amenity and living conditions of the occupiers would not be of an unacceptable level. New fenestration is to be introduced but would be single storey level and would face into the dwellings garden would mitigate against any direct or unacceptable loss of privacy.

In the context of the nature and layout of the development, there is considered to be no unacceptable impacts upon the amenities and living conditions of neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

Right of Way

Right of Way (CORM105) runs immediately adjacent to the western boundary of no.19. The plans do not indicate that the nearby ROW would be impeded or obstructed. Glimpsed views may be possible from CORM105, however due to the domestic nature of the proposal, the garden outbuilding would be read in conjunction with existing built residential form.

Other Matters

The red line boundary on the Location Plan shows a generous amount of land, which may include land outside of the residential curtilage. As such, an informative will be applied to confirm the red line may not be definitive of the residential curtilage of the property.

CONCLUSION

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The above report has shown that this proposal is in accordance with the NPPF, Wiltshire Core Strategy Policies: CP57, Corsham Neighbourhood Plan and Corsham Design Guide as it is of an acceptable design and will not have any unacceptable impacts to the character and appearance of the area, host dwelling, neighbouring amenity or the adjacent right of way. It is therefore recommended that this application is approved with conditions.

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:

Design and Access Statement
Flood Risk Assessment and
Location Plan - Dated 14th September 2023
Proposed Elevations 13092023 v1
Site Block Plan

Received: 14.09.2023

Flood Risk Assessment Resistance and Resilience

Received: 19.09.2023

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 drawings.

REASON: In the interests of visual amenity and the character and appearance of the area.

4 The garden outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 19 Brook Drive,

Corsham, SN13 9AU and it shall remain within the same planning unit as the main dwelling.

REASON: The additional garden room is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

INFORMATIVE

The red line boundary as indicated on the submitted location plan cannot be considered as definitive proof that it is the lawful residential curtilage associated with the application property. Any use of land for ancillary domestic purposes which is not part of the lawful domestic curtilage to the residential dwellinghouse may constitute a breach of planning control, with the possibility of enforcement action.