CASE OFFICER'S REPORT

Application Reference:	PL/2023/07396
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	28 September 2023
Case officer:	Stefan Galyas

Site Address:	39, LATTON, SWINDON, SN6 6DS
Proposal:	Extension to existing family room, change roof from flat roof to pitched roof to match existing, internal alterations and velux windows.
Recommendation:	Approve with Conditions

Site Description

The application relates to No.39 Upcott, otherwise known as Poppy Cottage, a detached two storey dwelling with a pitched roof. The principal element of the dwelling fronts the western side of the road and is set within a corner plot with a small quadrant-shaped area of private garden. A single storey element runs perpendicular to the principal section of the dwelling which is broken up into two elements by a narrow flat roof hallway. The easternmost element contains a kitchen and the western section accommodates a family room. The existing dwelling comprises external materials such as stone walls and a plain tiled roof.

Directly to the south and west of the site lies a wider development site upon which planning permission was granted under planning application reference 18/04383/FUL for the erection of four new dwellings.

The site is located within Latton, identified by the Wiltshire Core Strategy as a small village. The village of Latton does not have a defined settlement boundary and accordingly is considered to be set within the open countryside for planning purposes.

With regard to policy constraints, the site is not within any designated area. The site is at risk from groundwater flooding. There is also a public right of way to the south of the site which is registered under reference number LATT2.

Proposal

The application seeks planning permission to extend the existing family room and raising the existing roof to a pitched roof with roof lights. External materials would constitute stone walls and a plain tiled roof to match the existing.

Policies

Wiltshire Core Strategy (WCS) (Adopted January 2015)
Core Policy 1 – Settlement Strategy
Core Policy 2 – Delivery Strategy
Core Policy 19 – Spatial Strategy for Royal Wootton Bassett and Cricklade
Core Policy 57 – Ensuring High Quality Design and Place Shaping

National Planning Policy Framework (NPPF) 2023
Paragraphs 2, 7, 8, 11, 12, 38, 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 Amenities

Relevant Planning History

18/04383/FUL - Demolition and clearance of the site and the existing structures to allow for the erection of 4no. detached two storey dwellings, the creation of a new vehicular access, parking, landscaping, drainage infrastructure and other associated works. Approved with conditions 17/10/18.

PL/2021/06950 - Proposed Attic Conversion to Form a Bedroom and En-Suite and Associated Works. Approved with conditions 19/10/21.

Consultation Responses

Latton Parish Council – No objection

Representations

There were no letters of representation 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, 19 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).
The proposed alterations would be set in a discrete position with regard to the public domain and views towards the proposal would likely be obstructed by the boundary fence which encapsulates the site. The proposed extension would match the existing ridge height and provide a degree of continuity between the two existing elements. It is considered that the use of matching materials would help further assimilate the proposal to its surroundings. The use of rooflights is considered appropriate in this context given their existence on the rear elevation of No.39.
In light of the above, the proposal is considered to relate well to its surroundings and would not give rise to an unacceptable impact on the visual amenity of the locality. Accordingly, the proposal would meet the requirements of Core Policy 57 of the WCS 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.
The proposal would introduce a new window opening and three rooflights to the front (southern) elevation which would face out towards the dwellings established curtilage. An additional rooflight would be added to the rear (northern) elevation which would immediately face out towards the rear garden at No.38. A condition ensuring this rooflight on the northern elevation uses obscure glazing and fixed shut in perpetuity is considered reasonable and necessary in this instance.
The proposed development would increase the existing height of the flat roofed hallway by approximately 2.3m. The proposal would also alter the roof type from a single ply flat roof membrane to a pitched roof. The increase in height is not considered to be substantial nor give rise to an unacceptable overshadowing impact on the 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, 19 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: (4)

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:

Drawing No. 23/1982/01 Rev A Existing and Proposed Floor Plans and Elevations
Site Block Plan
Site Location Plan
All received 31/08/23

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.

4 Before the development hereby permitted is first occupied, the proposed window on the rear (northern) elevation shall be glazed with obscure glass only and fixed with a ventilation stay restricting the opening of the window. The windows shall be permanently maintained, fixed with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

Informatives: (3)

5 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.

6 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.

7 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.