CASE OFFICER'S REPORT

Application Reference:	PL/2023/05934
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	02 October 2023
Case officer:	Stefan Galyas

Site Address:	8 HILLSIDE, LEIGH, SWINDON, SN6 6RE
Proposal:	Removal of existing PRC walls and replacement with bricks
Recommendation:	Approve with Conditions

Site Description

The site constitutes a two storey, semi-detached dwelling with a pitched roof set within a linear plot. The application site is bordered to its rear boundary (east) by a track and outbuilding. Hillside is a small cul-de-sac set within a rural context whereby dwellings use a traditional appearance to their exteriors. The existing dwelling is composed of concrete (PRC) walls and concrete roof tiles.
The site is in the small settlement of Leigh which does not have a defined settlement boundary as set out within the Wiltshire Core Strategy. Accordingly, the proposal is considered to be located within the open countryside for planning purposes.
In regard to policy constraints, the site is not located within any designated area. There is a public right of way to the east of the site registered under reference number LEIG13.

Proposal

The application seeks planning permission for the removal of the existing PRC walls and replacement red brick to the exterior.

Policies

Wiltshire Core Strategy (WCS) (Adopted January 2015)
Core Policy 1 – Settlement Strategy
Core Policy 2 – Delivery Strategy
Core Policy 57 – Ensuring High Quality Design and Place Shaping

National Planning Policy Framework (NPPF) (2023)
Paragraph 2- Compliance with the Development Plan
Paragraphs 7 and 8 – Sustainable Development
Paragraph 11 – Presumption in Favour of Sustainable Development
Paragraph 38 – Proactive Approach to Decisions
Paragraph 47 – Determination in Accordance with the Development Plan
Paragraph 110 – Consideration of Development Proposals
Paragraph 130 – Function and Form of Development
Section 12 – Achieving Well Designed Places

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
Access and Parking

Relevant Planning History

There is no recent planning history related to the site.

Consultation Responses

Leigh Parish Council: No response received

Representations

There were no representations received in response to the proposed development

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).

It is apparent that the dwellings positioned to the eastern side of the cul-de-sac use similar materials to their exterior, displaying concrete PRC walls and concrete roof tiles. To the western

side of the road, some variance in materials can be seen whereby exposed brick walls can be seen. Thus, the proposal to renovate the existing welling with red brick walls is considered to be acceptable in this case and relate well to its mixed surroundings.
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 not create any new window openings on the front, rear or side elevations nor would increase the height of the existing dwelling. Therefore, the proposal is not considered to give rise to an unacceptable overshadowing, overbearing or overlooking impact on 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 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:

A30A1 Location/ Site Plan - proposed
A30A2 Ground Floor - proposed
A30A3 First Floor - proposed

A30A4 Section - proposed
A30A5 Elevation - proposed
A30A6 Elevation - proposed
A30A7 Elevation - proposed
A30A8 Elevation - proposed
A30A9 Detail - proposed
All received 25/10/23

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.