CASE OFFICER'S REPORT

Application Reference:	PL/2023/07108
Application Type:	Householder planning permission
Consultation ends:	19 September 2023
Case officer:	Selina (Nina) Parker-Miles
Site Address:	Lilac Cottage, 55 Victoria Road, Warminster, BA12 8HB
Proposal:	Replacement rear extension roof. Renewal of planning permission 20/01273/FUL
Recommendation:	Approve with Conditions

Proposal and Site Description

The application site relates to a two-storey semi-detached property, fronting Victoria Road Warminster, the subject property benefits from off street parking provision to the front.

This application seeks permission for a replacement roof and minor fenestration changes to the existing single-storey rear extension. This application has been submitted following the previously approved scheme 20/01273/FUL being due to lapse.

Policies

National Context:

National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

Local Context:

CP2 Delivery Strategy
CP31 - Spatial Strategy for the Warminster Community Area
CP50 - Biodiversity and Geodiversity
CP57 - Ensuring High-Quality Design and Place Shaping

Warminster Neighbourhood 'Made' Plan 2015-2026 (Made November 2016)

Key Issues

Principle of Development
Design and Visual Impact
Neighbouring Amenity
Ecology

Relevant Planning History

W/89/01833/FUL Two storey extension - Approve with conditions
W/99/01824/FUL Single storey extension and reconstruction of outbuildings to form studio - Approve with conditions
20/01273/FUL Replacement of rear extension roof - Approve with conditions

Consultation Responses

Warminster Town Council - No objection

Representations

Consultation consisted of advertisement by site notice and neighbour notification. No representation letters were received.

Planning Considerations and 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.

Principle of Development

The proposed development comprises an extension to an existing residential property set in an established residential curtilage within the settlement boundary of Warminster. The proposed extension is wholly within the residential curtilage and as such the principle of development is acceptable subject to the following considerations.

Design and Visual Impact

Core Policy 57 requires a high standard of design in all new developments, of particular relevance to householder extensions is paragraph (iii) which requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The replacement roof would be raised marginally from the existing roof line and an extended roof line would project from the rear elevation, for solar shading. Existing windows on the east elevation of the single storey extension adjoining No 53 Victoria Road would be removed and roof lights installed within the roof void of both the east and west elevation of the replacement roof. To the rear of the existing elevation extended patio doors would be installed along with a full height picture window.



Existing(left) and proposed (right) rear elevation

The single storey extension would, by virtue of its height, scale and design, represent a subservient and complementary addition to the host dwelling. The use of sympathetic materials

(facing brick walls with render inserts and coloured aluminium fenestration) does not detract from the host dwelling, being obscured from view from the street scene. For these reasons, the development proposals would comply with Policy CP57 of the Wiltshire Core Strategy.

Impact on Neighbouring Amenity
Core Policy 57 of The WCS states that applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through having 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, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

Given the minor scale of the proposed scheme it is considered that the proposed development would not result in unacceptable loss of light, overlooking, overshadowing and would not have an overbearing impact upon neighbouring properties. For these reasons, the development proposals would comply with Policy CP57 of the Wiltshire Core Strategy.

Ecology
CP50 of the adopted WCS and the NPPF requires the local planning authority (LPA) to ensure the protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system. The development proposal would not result in material harm to ecological interests. The standard planning informative should be imposed.

RECOMMENDATION: Approve with conditions