DELEGATED REPORT

Application Reference:	PL/2023/06664
Application Type:	Householder Planning Permission
Site Address:	Ashton House, Chapel Knapp, Gastard, Corsham, SN13 9PS
Proposal:	Rear summer room extension and render to external elevations (south east, north east and north west elevations).
Recommendation:	Planning Permission be GRANTED.

PROPOSAL

This application seeks planning permission for the erection of a single storey rear extension in place of an existing UPVC conservatory. The proposal also seeks to apply render to the outside fo the property.

Permission is sought for extensions and alterations to a residential dwellinghouse and would be entirely ancillary to its use and occupation as such. The “householder” application form has been completed by the applicant and there is no suggestion that the extension and alterations would be for any other purpose than that associated with the occupation of Ashton House as a domestic dwellinghouse.

DESCRIPTION/CONTEXT

Ashton House is a detached residential dwelling located in Chapel Knapp, Gastard. The dwelling is set back from the road, set within a generous plot.

This application is not covered by any landscape, conservation or ecological designations.

PLANNING HISTORY

N/87/01411/FUL - Erection of Detached House with Integral Garage – Approve

N/87/00667/FUL - Extension to Dwelling - Approve

POLICIES

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

ISSUES

Principle of Development
Design, Scale and Materials
Residential Amenity
Other Matters

CONSULTATION

Corsham Town Council: No objection

REPRESENTATIONS

Consultation has been carried out and individual neighbour letters to adjoining properties and no representation letters 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.

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. Consideration must also be given to Corsham Neighbourhood Plan, 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 proposal seeks to remove an existing conservatory and construct a single storey extension, which would measure approximately 5.4m (d) x 4.5m (w) x 2.1m (h to eaves) x 4.0m (h to pitch). The design and scale are typical for a domestic extension and would be constructed with complementary materials including matching render, UPVC fenestration and concrete roof tiles to match existing roof. By virtue of its modest scale, height and massing, it is considered that the proposed extension would successfully integrate with the context of the site and be commensurate to the size of the plot. The design and form would minimise the bulk and massing of the structure and simple form would be in keeping with the parent dwelling. The design blends the extension into the existing property using details seen within the context of the host dwelling and properties in the local area.

The proposal seeks to introduce render, whilst render could be viewed as a modern divergent material its colour remains sympathetic to the prevailing character and appearance of the host dwelling and wider area and furthermore reads as a clear modern addition allowing the buildings evolution to be clearly understood.

In totality, the scale and design of the proposed extension and alterations 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.

Due to the location and orientation of the rear alterations and utilisation of the plot, it is not considered that the removal of the existing conservatory, proposed single storey extension and alterations to the rear would present any unacceptable impacts upon the amenity of neighbouring properties in terms of overshadowing, overbearing impact or loss of light. The proposed replacement extension would be located to the rear northeast elevation of the property and is limited to single storey in height. The proposal would see a reduction in glazing with all views from the windows and doors looking onto the amenity of the existing dwelling, ensuring there is no unacceptable loss of privacy experienced by the neighbouring properties.

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.

Other Matters

The red line boundary on the Location Plan includes a portion of an access track to the south west of the plot, 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. The applicant has confirmed that they own the land within the red line plan.

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, the existing building or neighbouring amenity. 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:

Existing-Proposed Floor Plans and Elevations 2325-1
Site Block Plan 2325-2
Site Location Plan

Received: 07.08.23

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 drawings.

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

INFORMATIVE

The red line boundary as indicated on the Location Plan may not be definitive of the residential curtilage associated with the application property.

PLUS STANDARD INFORMATIVES: WP6, WP18, WP31 AND CIL