CASE OFFICER'S REPORT

Application Reference:	PL/2023/04713
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	06 October 2023
Case officer:	Meredith Baker

Site Address:	Lynwood, 128 Devizes Road, Bromham, Chippenham, SN15 2EA
Proposal:	Proposed double storey side extension
Recommendation:	Approve with Conditions

Planning Policy

National Planning Policy Framework 2023 (NPPF)

Section 12 (Achieving well-designed places)

Planning Practice Guidance (PPG)
National Design Guidance

Wiltshire Core Strategy (WCS):

Core Policy 51 Landscape
Core Policy 57 Ensuring High-Quality Design and Place-Shaping

Relevant Planning History:

None relevant.

Consultation Responses

Bromham Parish Council: No objection.

Highway Officer (Initial comments): No objection however the red line requested to be amended to incorporate the minimum required 3 parking spaces.

(Final comments): No objection.

Representations

None received.

Proposal

The application site comprises a semi-detached property located within a rural location to the east of the A342 near the village of Bromham. The existing property is one-and-a-half storey in height, with

painted white render walls and clay tile roofing. Parking for the site is situated to the rear of the dwelling, adjacent to the garden.

Planning permission is sought for a two storey side extension to the host dwelling. The extension would lie flush in height with the existing dwelling and would have a dormer window to the front and rear elevation. On the rear elevation a Juliette balcony is proposed at first floor level and bi-fold doors are sought at ground floor level. The proposed materials are outlined to be coloured render walls and clay tiles roofing.

During the course of the application, amended plans were received. In particular, the red line was amended to include the parking area for the site (which resulted in the application being re-started and a full new consultation sent out). The bi-fold doors on the south west (front) elevation were amended to double doors and a window, and on the north west (side) elevation a set of double doors were added to the proposal.

ASSESSMENT

Design and Visual Impact

The existing dwelling is an attractive semi-detached property with symmetry at first floor level (with three equally spaced dormer windows) with the attached property. At ground floor level one window has been replaced with double doors, which means at ground floor level the dwellings are not identical in nature. Along Devizes Road there are very similar semi-detached pairs of dwellings however are sporadic in nature and not read immediately in context to another. In particular it is noted however that there are examples of extensions; a similar style two storey side extension was permitted at 80 Devizes Road whereby the ridge and eaves height was extended with no subservience.

By reason of size, design and siting the proposed development is not considered to give rise to unacceptable impacts upon the character and appearance of the host property, area or street scene. Whilst the extension is not subservient in nature (which would be desirable) it is not considered there would be any harm is an extension of this scale, noting as above, that a similar style extension is present at number 80. The width of the extension would not compete with the existing character of the property and the dormer window on the front is appropriately sensitive to its character, being of the same form and siting on the roof slope. The removal of the bi-fold doors on the front elevation is considered an improvement from the original plans and the proposed window is of a similar form to the existing windows on the property to ensure continuity.

It is acknowledged that the rear elevation does involve modern elements including a Juliette balcony and bi-fold doors, which are at odds with the existing opening on the dwellings. Although this is noted, as these elements are on the rear elevation, they are not prominent from any public vantage point. These openings are therefore not considered harmful to the character of the dwelling or street scene due to its rear siting.

The proposed materials are outlined to be coloured render walls and clay tiles. It is therefore considered reasonable and necessary that a condition is imposed that the materials of the walls and roof match the existing. With this condition it is considered that as a result of the size, design and siting the development would accord with Policies 51 and 57 of the Wiltshire Core Strategy.

Neighbour Amenity:

The proposed development would not give rise to any adverse impact upon neighbouring amenity. The built form would be situated to the northern side of the dwelling and as would not extend further east or west than the existing built form would not result in any overbearing effect, loss of outlook, overshadowing or loss of light to the adjoining neighbouring property. The buildings to the north are agricultural in nature and given the separation distance would also not give rise to any adverse impacts.

It is acknowledged that there would be new first floor openings on the dwelling. The views from the first floor openings (noting in particular the balcony is Juliette and therefore there is no opportunity to 'stand out' on a balcony) would only result in oblique views to the neighbouring property to the south and would replicate views already afforded from the existing first floor windows. It is therefore considered that there would be no adverse impacts upon neighbouring amenity from the proposal.

Highways

During the application process, the red line for the application site was amended to incorporate the parking for the dwelling. The amended plan demonstrated that three parking spaces are available for the dwelling. The proposed extension does not inflict on this parking area and therefore the development would not result in any highway or parking concerns.

Other matters

It is considered that the red line submitted for the application does not demonstrate the curtilage of the dwelling. In particular it is not currently considered by the Local Planning Authority that the land to the north of the access point from Devizes Road is residential in planning use (although is declared to be under the ownership of the applicant). This will be reminded by way of informative.

RECOMMENDATION:

Approve with 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 and documents:

- Application Form
- Location Plan
- Proposed Site Plan - Drawing No. PDR/23/1300 Rev A
- Proposed Elevations - Drawing No. PDR/23/1200 Rev A
- Proposed First Floor Plan - Drawing No. PDR/23/1100 Rev A
- Proposed Ground Floor Plan - Drawing No. PDR/23/1100 Rev A

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 used in the existing building.

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