CASE OFFICER'S REPORT

Application Reference:	PL/2023/07300
Application Type:	Householder planning permission
Consultation ends:	26 September 2023
Case officer:	Selina (Nina) Parker-Miles
Site Address:	6 ST MARYS, STEEPLE ASHTON, TROWBRIDGE, BA14 6EN
Proposal:	Proposed Two Storey & Single Storey Extensions
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to a semi-detached dwelling, 6 St Mary's, located within an established residential area in Steeple Ashton. The application site is adjacent to the Steeple Ashton Conservation Area and within the recreational impact zone of the Salisbury Plain Special Protection Area for birds.

This application is seeking permission for a two storey and single storey extension to the rear elevation. The works would facilitate an extended kitchen area at ground floor and a first floor bathroom.

Policies

National Context:

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:

CP2 Delivery Strategy
CP29 – Spatial Strategy for the Trowbridge Community Area
CP50 – Biodiversity and Geodiversity
CP57 - Ensuring High Quality Design and Place Shaping
CP58 - Ensuring the Conservation of the Historic Environment

Key Issues

Principle of Development
Design and Visual Impact on the Conservation Area nearby
Neighbouring Amenity
Ecology

Consultation Responses

Steeple Ashton Parish Council - No comments received

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 Trowbridge. 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 on the Conservation Area nearby

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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions (with respect to any buildings or other land in a conservation area, under or by virtue of, any of the provisions mentioned in this section) special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance.

The application site lies adjacent to the Steeple Ashton Conservation Area, therefore views into and out of the application site need to be appraised with any potential negative impact of any future development assessed.



Illustration of the buildings position within the conservation area (green)

The applicant proposes removing the existing conservatory-style extension to the rear elevation and replacing it with a single-storey extension and a two-storey extension. The proposed extension would be set in from the common shared boundary and the existing single-storey store would remain.

The extensions would project 3m from the rear elevation with the single-storey extension sitting at a height of 3m with a lean-to style roof. The two-storey extension would extend a width of 2.2m across the rear elevation and would employ a gable end with a pitched roof form sitting at a maximum height of 6m, set down from the ridge height of the host dwelling. Windows would be inserted on the rear elevation with a pedestrian door inserted at the ground floor.



Existing (left) and proposed (right) rear elevation

The use of matching materials (render walls under concrete roof tiles) with matching white UPVC fenestration would ensure the proposal would integrate into the surrounding setting and existing street scene. Therefore, officers consider that the proposed addition would not appear out of character with the immediate area.

The modest addition would be erected within the built envelope of the application site and by virtue of its height, scale and sympathetic design, would represent a complementary addition to the host building that would appear commensurate to the size of the property and plot. It is therefore considered that the proposal would not detrimentally impact the much-valued character of Steeple Ashton Conservation Area. The development would therefore comply with Policy CP57 of the WCS.

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)

All windows proposed would look out over the applicant's private gardens to the rear, replicating the existing arrangement of the host dwelling and given the first-floor window would serve a bathroom, and a planning condition would be added to ensure that it is obscurely glazed in the interest of private residential amenity. Therefore, no overlooking concerns are raised.

It is acknowledged that there would be additional massing at the first floor adjacent to the neighbour at No.5 but this would not considered to present any overbearing issues, the additional form being restricted to a depth of 3m and with a separation distance of some 4m.

It is acknowledged that the first-floor extension has the potential to introduce additional overshadowing to the attached neighbour over and above that already experienced by the existing arrangement. However, given the limited height of the extension and the separation distance to the common shared boundary with the attached neighbour officers consider that any additional overshadowing would be limited to the mid-afternoon hours only for a period of approximately 1.5 hours, and therefore would be nominal and acceptable.

Given the scale of the development proposal, it is considered that the proposed extensions would not result in an unacceptable loss of light, overlooking, or overshadowing and would not have an overbearing impact neighbouring properties. For these reasons, the development proposals would comply with Policy CP57 of the adopted 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.

This proposal falls within the recreational impact zone of the Salisbury Plain Special Protection Area for birds. Therefore, potential disturbance to nesting birds through the creation of additional visitor numbers to the Salisbury Plain has to be assessed. However, given that this proposal relates to an extension to existing accommodation only, without the creation of separate independent living accommodation, it is considered that there would not be any adverse impacts on the Special Protection Area.

RECOMMENDATION: Approve with conditions