DELEGATED REPORT

Application Reference:	PL/2023/07064
Application Type:	Planning permission House Holder
Site Address:	3 Velley Hill Gastard, SN13 9PU
Proposal:	Two Storey Rear Extension
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The proposal is for a two-storey rear extension projecting to the rear by approximately 3.4 metres by approximately 6.6 metres in width. The chosen materials are a render finish to the elevations with a pitched roof in double roman tiles to match the existing dwelling.

There is an existing single storey flat roofed rear extension at the property extending to approximately 3.4 metres finished in render at a width of approximately 4.6 metres, with a smaller single storey open sided flat roofed element attached at the north side against the rear of the house measuring approximately 1.3 by 1.2 metres. The proposed two storey extension will use the footprint of the existing single storey projection, albeit with an additional c.2 metre width added to the north side elevation, set in by 150 mm by a small return at the rear from the north side elevation of the main dwelling.

The property currently has two bedrooms the rear single storey is an existing dining room extension, the scheme proposes first floor accommodation of a bedroom and ensuite, the ground floor will become a kitchen dining room. The existing kitchen is for use a study.

The accommodation is for ancillary purposes to the existing residential use of the dwelling.

SITE DESCRIPTION/CONTEXT

The property known as 3 Velley Hill is a semi-detached two storey dwelling set to the west side of the main road through the village of Gastard. The property is one of three pairs of similar style semi-detached dwellings of stone-faced block with a double roman tiled roof and replacement double glazed windows. There is driveway parking to the front of the property for one vehicle. The house is set back from the highway by approximately 10 metres. To the rear the gardens extend to approximately 29 metres to the rear boundary with a detached property known as The Blair.

Gastard is a small village located southeast of the Town of Corsham and is within the Corsham Community Area as defined within the WCS.

There are two GD II listed buildings opposite the site no. 19 Velley Hill approximately 10 metres directly east and no.18 Velley Hill approximately 20 metres to the southeast.

There are no other policy designations covering the application site.

PLANNING HISTORY

88/03314/FUL – Vehicular access and hardstanding - PER

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 11: Spatial Strategy for Corsham Community Area
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58 : Ensuring the Conservation of the Historic Environment
Core Policy 61: Transport and Development
Core Policy 64: Demand Management

Corsham Neighbourhood Plan
Policy HE 1 – Good quality design.

National Planning Policy Framework 2023 (NPPF)
Section 2: Achieving sustainable development
Section 12: Achieving well designed places
Section 16: Conserving and enhancing the historic environment

ISSUES

- Principle of Development
- Scale and design
- Heritage
- Residential amenity
- Access and parking

CONSULTATION

Corsham Town Council – No objection.

REPRESENTATIONS

The application was publicised by direct neighbour letter no representations were 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. The National Planning Policy Framework (NPPF) is a key material planning consideration. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

Principle of Development

Decisions on planning applications are made in accordance with the policies contained in the Wiltshire Core Strategy and government guidance.

The principle of domestic extensions, alterations and/or outbuildings within the curtilage of existing dwellings is considered acceptable, providing those proposals are complaint with the requirements of relevant policies within the development plan.

Scale and design

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. Sections 12 of the NPPF expects a good standard of design.

The proposed extension is set to the rear elevation of the property and uses render elevations to contrast with the existing dwelling. The scale siting and form of the extension are considered to complement the original dwelling and appear in keeping in terms of the siting and scale. The two-storey extension will extend the whole width of the rear of the property and have a depth of approximately 3.4m, the roof is a gable pitched style with matching tiles to the original property, the ridge of the roof is down from the existing ridgeline.

The proposed gable will span the width of the rear elevation and appear as a new feature to the existing property, not of proportions that would be in keeping with the existing roof pitch. However, this elevation is to the rear and will be viewed from rear gardens of the neighbouring properties, it will not appear in any public views. It is also noted that an extension of similar proportions is existing to the immediate neighbouring property at no. 2 Velley Hill granted planning permission in 2019. With a permission granted for a similar scheme to no. 1 Velley Hill granted in 2019 however, this extension was not built out.

A two-storey rear extension of similar approach has recently been built at no. 5 Velley Hill, with a gable width of more appropriate proportions to that extension being shown on the now submitted plans. However, while that extension is undoubtedly of a better quality and more in-keeping with the character and scale of the existing property, the proposals under consideration re not unacceptable in this rear facing position, where overt views in the street-scene are not likely. It is considered the extension would integrate sufficiently with the local surroundings of these properties and respect the existing building plot arrangements in terms of the character of the properties known as 1 – 6 Velley Hill. The proposal to the rear will respect the street scene and existing building plot arrangements.

The two-storey extension replaces in part a single storey extension of the same depth and reduced width, the extra width is to the north side approximately 1.8 metres from the north boundary and set in from the original side elevation of the house by approximately 150 mm. Due to the siting and orientation of the two-storey extension the design and scale is considered to be subservient to the existing dwelling.

The design and use of materials are considered to be in accordance with Policy HE 1 of the Corsham Neighbourhood Plan. The Corsham Town Council have no objection to the proposal.

Neighbouring properties have been extended in similar two storey schemes in the neighbouring properties of no. 2 which has elevations of matching faced block and no. 5 Velley Hill has a rendered finish.

The proposed development is considered to be in accordance with CP 57 of the WCS in terms of design, scale, siting and materials and Policy HE 1 of the Corsham Neighbourhood Plan.

Heritage

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for works which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities in determining planning applications affecting a Conservation Area to pay special attention to the desirability of preserving or enhancing the character or appearance of that conservation area.

Core Policy 58 states that development should protect, conserve and where possible enhance the historic environment. Section 16 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

There are two listed buildings known as 18 Velley Hill and 19 Velley Hill opposite the site at approximately 10 metres and 20 metres respectively. The proposed two storey extension is to the rear of the dwelling and is therefore considered to be well separated from the listed buildings. The proposed development will make no contribution to the wider locality and is considered to cause no harm to the significance of the setting of those listed buildings.

The proposal is considered to conserve the significance of the heritage assets in accordance with CP 58 of the WCS.

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.

The neighbouring property most sensitive to the development would be no. 4 Velley Hill which is the attached dwelling and the property to the rear boundary known as The Blair.

Although the extension would sit hard up against the shared boundary with no. 4 Velley Hill and extending approximately 3.4 metres at two-storey, the extension is orientated to the north of the boundary. No. 4 has an existing single storey extension to the rear with a single a conservatory attached at the rear. There is a rear first floor bedroom window at no. 4 approximately 600 mm from the boundary. It is considered given the orientation of the extension being north of the common boundary and the design with the pitched roof sloping away to the north that the amount of projection will not cause any unacceptable impacts to the amenities of the neighbouring occupiers from overbearing and overshadowing and the proposal is of a similar relationship to those built at no. 2 and no. 5 Velley Hill in terms of the two storey hard on the common boundary.

The rear gardens of the property extend to approximately 21 metres beyond the rear elevation of the proposal, the neighbouring property to the rear boundary known as The Blair has its east side boundary with the application site. The rear gardens of The Blair extend south by approximately 56 metres meeting rear boundaries of 1 – 6 Velley Hill and beyond. Due to the extension being 21 metres to the east with intervening established vegetation to the boundary and where it will be viewed from a distance in context with extensions at no. 2 Velley Hill and no. 5 Velley Hill, there is considered to be no unacceptable impact to the neighbouring property from overbearing, overshadowing or overlooking.

There have been no representations received from neighbouring occupiers, the extension is considered not to give rise to any unacceptable impacts from overlooking or overbearing and to be in accordance with CP 57 of the WCS in terms of amenity.

Access and parking

Wiltshire Core Strategy policy CP61 states that new development should be capable of being served by safe access to the highway network. Core Policy 64, states that provision of parking associated with new residential development will be based on minimum parking standards.

The existing arrangements for parking and access at the property are a driveway access from Velley Hill and driveway parking to the front of the driveway. The property is currently a two-bedroom dwelling.

The proposal will increase the bedroom accommodation, Wiltshire Highway Standards require a three-bedroom dwelling to have off street parking for two vehicles for new development. Parking provision for a two-bedroom dwelling is for two off street vehicle spaces. The existing parking provision has a deficit of one parking space from the required two off street parking spaces for new build development. Due to there being an existing shortfall of one space at the property and the availability of on street parking the existing situation is unchanged.

The existing vehicular access at the property remains unchanged.

The proposal will meet with the requirements for Highway access and the off-street parking arrangements do not alter from the existing provision, the proposal is found to be in accordance with CP 61 and CP 64 of the WCS.

CONCLUSION

The proposed development is considered to be of good design in terms of materials, scale, siting and details. There are considered to be no unacceptable impacts to the amenities of neighbouring occupiers or the area in general. The proposal is considered to conserve the significance of nearby Heritage Assets. The vehicular access and parking arrangements are in accordance with Wiltshire Highways Standards. The proposal is considered to be in accordance with CP 57, CP 58, CP 61 and CP 64 of the WCS and Policy HE 1 of the Corsham Neighbourhood Plan.

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 and documents:

   Site Location Plan 1:1250 Scale

   Block Plan 1:500 Scale

   Drawing sheet no. 01 - Proposed Existing Floor Plans 1:100 Scale

   Drawing sheet no. 02 - Floor Plans 1:100 Scale

   Drawing sheet no. 03 - Existing Elevations 1:100 Scale

   Drawing sheet no. 04 - Proposed Elevations 1:100 Scale

   Drawing sheet no. 05 - Existing and proposed roof plans 1:100 Scale – all received 21st August 2023.

   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 proposed on the application form.

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

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.