DELEGATED REPORT

Application Reference:	PL/2023/08098
Application Type:	Householder Planning Permission
Site Address:	158 Hardens Mead, Chippenham, SN15 3AQ
Proposal:	Change use of garage to create an extra room in the house. Garage door to be removed and wall will be part bricked with a window to match house. Flat roof will be removed, and a new tile roof will be added.
Recommendation:	Planning Permission be GRANTED.

PROPOSAL

The proposal seeks planning permission for the change of use of an existing flat roofed single garage positioned to the west (side) elevation to increase the internal habitable space.

The "householder" application form has been completed by the applicant and there is no suggestion that the change of use of the garage and associated alterations would be for any other purpose than that associated with the occupation of no.158 Hardens Mead, as a domestic dwellinghouse.

DESCRIPTION/CONTEXT

The application relates to a detached house located in an established urban area of Chippenham. The property seeks to convert the existing garage space to a study. Externally the garage door would be removed and replaced with a casement window and the flat roof removed and replaced with a tiled pitched roof.

This application is not covered by any landscape, conservation or ecological designations. It is noted that Grade II Listed Caretakers Cottage and Grade II Listed Entrance Walls and Piers, Chippenham Cemetery are located approximately 81m to the south of the dwelling.

PLANNING HISTORY

No relevant planning history pertinent to this application.

POLICIES

- National Planning Policy Framework (NPPF)
- Wiltshire Core Strategy Policies (WCS): CP57, CP58, CP61 and CP64

ISSUES

- Principle of Development
- Design, Scale and Materials
- Residential Amenity
- Heritage
- Access and Parking

CONSULTATION

Chippenham Town Council: No Objection.

Wiltshire Council Highways Engineer: No Objection.

REPRESENTATIONS

Consultation has been carried out and no letters of representation 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.

The proposal seeks to incorporate an existing garage to the side of the house to internal habitable space, replace the garage door with a casement window and replace the flat roof with a tiled lean-

to style roof. The proposed alterations would be sympathetic to the original dwelling would be very similar to the existing form and presents a simple lean-to roof design. The design, appearance and proposed use of complementary materials for the alterations is appropriate to this modern dwellinghouse.

Therefore, on balance, the scale and design of the proposal are considered to be acceptable, and the proposals comply with Core Policy 57.

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.

There is not considered to be any unacceptable impacts to neighbouring living conditions due to the relatively minor scale of the proposed alterations. The proposal is not increasing the existing floor space, with alterations proposed to the existing roof. The alterations are considered to be appropriate in scale and design in relation to the host dwelling. A new casement window is proposed to the north (front elevation) in replacement to the existing garage door. The window would face onto the the host dwellings front driveway and amenity space.

The proposal is seeking to alter the existing roof arrangement by replacing a flat roof with a lean-to tiled roof. Due to the relatively minor changes, the eave height not changing and the roof sloping away the neighbouring properties would suffer no unacceptable loss of daylight, sunlight or privacy as a result of the proposed alterations and change of use.

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.

Heritage

Planning (Listed Buildings and Conservation Areas) Act 1990 provides powers for the designation, protection and enhancement of conservation areas and the preservation of listed buildings. The Act requires that special regard should be given to the desirability of preserving a listed building or its setting (s. 16 and 66) as well as giving special attention to preserving or enhancing the character or appearance of the conservation area (s.72).

Paragraph 195 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by the proposal (including any development affecting the setting of a heritage asset). Paragraphs 201 and 202 require local authorities to assess whether there is substantial harm, less than substantial harm or no harm to the heritage asset. Core Policy 57 requires, amongst other things, that new development must be sympathetic to and conserve historic buildings. Core Policy 58 requires that development should protect, conserve and where possible enhance the historic environment.

Due to the location of the proposal to the rear and side of an existing residential dwelling, relatively minor alterations proposed and an established residential context it is considered that the proposed development would not compromise, impact or harm nearby heritage assets. Due to the notable separation (approx. 81m), highway network and established residential built form, there is considered to be a no harm to the identified heritage assets and in this regard, the proposal complies with the requirements of policy CP57 and CP58 to the Wiltshire Core Strategy.

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. Section 9 of the NPPF expects development to ensure safe and suitable access to the site can be achieved for all users and that development can be refused on highways grounds if there would be an unacceptable impact on highway safety.

The proposal would result in the loss of an internal parking space. The plans demonstrate sufficient off-road parking to the front of the dwelling being retained. The highways engineer has been consulted and they conclude with no highway objections to the proposal.

There are considered to be no implications for parking, highway safety or road network capacity as a result of development taking place and thereby compliant with CP61 and CP64 of the WCS.

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 and Wiltshire Core Strategy Policies: CP57, CP58, CP61 and CP64, as it is of an acceptable design and will not have a detrimental effect on the character and appearance of the area, host dwelling, neighbouring amenity, nearby heritage assets or highway safety. 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 and Proposed Elevations and Floor Plans 01
Location and Site Block Plan 02
Received: 27.09.23

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.

PLUS STANDARD INFORMATIVES: WP6, WP18, WP31 AND CIL