CASE OFFICER'S REPORT

Application Reference:	PL/2023/07688
Application Type:	Householder planning permission
Consultation ends:	11th October 2023
Case officer:	Stefan Galyas

Site Address:	17 Jubilee Estate, Purton, Swindon, SN5 4EU
Proposal:	Single storey rear & side extension, solar panels, rear veranda and associated works
Recommendation:	Approve with Conditions

Site Description

The application relates to No.17 Jubilee Estate, a semi-detached two-storey dwelling with a cross hipped roof. The dwelling adjoins the southern side of the road and has a linear plot form. The locality is characterised by semi-detached dwellings which are of a traditional appearance with rendered walls and brick detailing. There are some open fields and woodland set beyond the site's rear boundary.

The site is located within the defined settlement framework for Purton, identified by the Wiltshire Core Strategy as a Large Village. There is a public right of way set to the south of the site REF: PURT52.

Proposal

Planning permission is sought for the development of a single storey, sloped roof rear elevation extension. The proposal would provide internal accommodation for an annexe and a utility room. The proposal would also include solar panels to the rear elevation roof slope, rear veranda and flat roof. With regard to the extant permission under PL/2023/05113, the application alters the previously approved flat roof to a sloped roof.

The proposal would be 9.1m in length, 3.6m in width and have a minimum height 1.8m and a maximum ridge height of 3.6m.

The development proposal would also include a single storey lean-to side elevation extension that would stand independently from the proposed rear extension.

Policies

Local Context:
Wiltshire Core Strategy (WCS) Adopted 2015
Core Policy 1 – Settlement Strategy
Core Policy 2 – Delivery Strategy
Core Policy 19 – Royal Wootton Bassett and Cricklade Community Area
Core Policy 41 – Sustainable Construction and Low-Carbon Energy
Core Policy 51 - Landscape
Core Policy 57 – Ensuring High Quality Design and Place Shaping

Purton Neighbourhood Plan Made 2018
Policy 5 – Protect Key Local Landscapes
Policy 13 – Development Principles

National Policy
National Planning Policy Framework (NPPF) 2023
Paragraphs 2, 11, 12, 47, 110-112, 126, 130, 152, 155 & 158.

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.

Key Issues

Principle of Development
Impact on the Character, Appearance and Visual Amenity of the Locality
Impact on Residential Amenity

Relevant Planning History

PL/2023/05113 - Single Storey Rear & Side Extension, Solar Panels, Rear Veranda and Associated Works. Approved with Conditions 21/08/23.

Consultation Responses

Purton Parish Council: No objection.

Representations

There were no public representations received in response to the proposed development.

Principle of Development

The principle of extending or altering an existing dwellinghouse located within the defined settlement framework is considered to be acceptable and in accordance with Core Policies 1, 2, 19 and 57 of the WCS.

Impact on the Character, Appearance and Visual Amenity of the Locality

Core Policy 57 of the WCS requires a high standard of design in all new developments, including extensions, alterations and changes of use of existing buildings. Development is expected to draw on the local context and to compliment the locality. It is required to respond positively to the existing townscape in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooftiles.

Paragraph 130 of the NPPF states, among other matters, that development should be visually attractive as a result of good architecture and be sympathetic to local character. The need for good design is reinforced by the National design Guide (2021).

There are several other dwellings within the sites locality which have extended to their rear elevations through a single storey extension in varying forms and designs. The proposal would increase the maximum height of the rear extension by approximately 0.6m from the previously approved scheme. Additionally, the eaves height would undergo a slight increase while the lowest point (to the south) would be set lower when compared to the previous proposal. Despite the use of a sloped roof design, likely used to maximise the solar panels output, the proposals size and scale is considered to be subservient to the existing dwelling. While the ridge would slightly protrude the first-floor height, overall, the proposal is considered to have a single storey appearance.

The proposed rear extension would likely be visible from the public right of way from the site's rear boundary, however it is considered that views towards the proposal would be obscured by mature foliage and planting. Both elements of the proposal would use materials such as a brick base and timber cladding to their exterior walls. While the use of the timber cladding would not match the existing palette of materials found on the existing dwelling, it is considered that it would be in a discrete enough position in order to have an acceptable impact.

The proposed development would include several solar panels positioned on various roof pitches on the dwelling's rear elevation. The solar panels positioned at a higher level such as the second storey roof pitch would be more prominent and conspicuous from the public right of way. It is considered that despite the solar panels prominence on the rear elevation that they would have an acceptable visual impact on the locality.

Accordingly, the proposal is not considered to be substantially harmful to the visual amenity of the locality.

Impact on Residential Amenity

Core Policy 57(vii) of the WCS requires consideration to be given to the compatibility of proposals with adjoining buildings and uses, their impact on the amenities of existing occupants and to ensure that appropriate levels of amenity are achievable within the development itself.

The proposed rear elevation extension would be set nearby the eastern site boundary and would almost adjoin at some points. The proposal would have a maximum ridge height of 3.6m which is considered to be limited. While the ridge height would be increased from the previous proposal, the overall height of the rear extension is not considered to give rise to an unacceptable overshadowing impact on the neighbouring dwelling at No.15. It is noted that no letters of representation were received in response to the scheme. Additionally, there would be no additional windows on the eastern elevation of the rear extension that would look out towards No.15s garden amenity space. The proposals side alleyway element would use the same lean to roof pitch and would not significantly increase the height of the previous side elevation covered storage area.

In light of the above, it is considered that the proposal would not result in significant harm in regard to overshadowing or loss of outlook on neighbouring occupiers.

Conclusion

The proposed development is considered to accord with Core Policies 1, 2, 19, 41 and 57 of the Wiltshire Core Strategy, Policy 5 and 13 of the Purton Neighbourhood Plan and relevant paragraphs of the NPPF. Accordingly, it is recommended that the application be approved.

Recommendation

That planning permission be GRANTED subject to the following conditions:

Conditions: (5)

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:

23-011 PL12 Plans and Elevations as Proposed
All received 08/09/23

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 plans.

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

4 The air source heat pump hereby permitted shall be installed in compliance with the Microgeneration Certification Scheme Planning Standards (MCS 020) or equivalent standards and shall be removed as soon as reasonably practicable when it is no longer needed for microgeneration.

REASON: To protect neighbouring amenity.

5 The roof area of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON: In the interests of residential amenity and privacy.

Informatives: (3)

6 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.

7 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.

8 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.