DELEGATED REPORT

Application Reference:	PL/2023/07724
Application Type:	Planning Permission

Site Address:	42 High Street, Sutton Benger, Chippenham, SN15 4RF
Proposal:	Erection of a single storey rear extension following the demolition of existing conservatory and out buildings
Recommendation:	Planning Permission be GRANTED subject to Conditions

PROPOSAL

The proposal is to remove the existing conservatory, shed and external w/c to the rear of a semi-detached dwellinghouse and replace with a larger single-storey extension integrating the kitchen and w/c all within internal space. The existing conservatory is stepped back from the elevation of the two-storey form by some 0.8m and projects back some 2.4m, the integrated shed being set slightly further back at 2.9m; the external w/c is set some 0.7m away from the rear of that element. The proposed extension will span the width of the dwelling and the majority of built form will project 3.0m back from the host dwelling, with the proposed integrated w/c projecting 5.5m back. The extension will have a lean-to roof of concrete tile; the elevations are proposed to be rendered.

At the shared boundary with no.40 High Street, the existing rear element drops away from 2.7m at the dwelling to 2.3m where it meets the external w/c, that element rising slightly to 2.4m. The proposed extension is higher than the existing element, meeting the dwelling at 3.3m (just under the upper cill level) and the parapet wall along the shared boundary marginally higher at 3.5m.

SITE DESCRIPTION

The site forms one of a pair of semi-detached dwellings situated on the northern side of high Street as that road runs east-west through the village. The front and large proportion of the side elevation of the property is of natural stone set under stone tile roof, with the rear of the side elevation as well as the existing rear conservatory being of render; to the rear there is a mix of clay tile and corrugated and glass sheeting.

The site is situated within the Sutton Benger settlement boundary and falls within the designated Sutton Benger Conservation Area; however, it is not listed – the nearest listed building is no.48 High Street, some 50m to the east of the site. The site is within flood zone 1.

POLICIES

Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, and the provisions of the National

Planning Policy Framework (para. 2), applications for planning permission must be determined 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 2011 ('NWLP', adopted June 2006). There is no adopted Neighbourhood Plan for Sutton Benger, the emerging draft Neighbourhood Plan is currently at Regulation 14 stage and carries limited weight.

Wiltshire Core Strategy ('WCS' adopted January 2015)
Core Policy 57 – Ensuring high quality design and place shaping
Core Policy 58 – Ensuring the conservation of the historic environment

National Planning Policy Framework ('NPPF', Sept 2023)
Section 2 – Achieving Sustainable Development
Section 12 – Achieving well designed places
Section 16 – Conserving and enhancing the historic environment

In addition, the 'House Alterations and Extensions' (July 2004) document is relevant as supplementary planning document / guidance.

ISSUES

The issues arising for consideration from this application proposal are as follows:

- principle of development
- scale, design and appearance
- impact upon heritage assets
- residential amenity

PLANNING HISTORY

The site has been subject to the following planning applications previously:

- 16/10661/FUL: Demolish existing garage and erection of a dwelling and carport (resubmission of 15/10590/FUL) – Refused – 22/12/2016
- 15/10590/FUL: Erection of Dwelling and Garage Block – Refused – 10/12/2015
- 78/1253: Vehicular access – Approved – 06/11/1978

As a related aside, the dwelling has previously been subject to a two-storey extension to the rear which has resulted in a non-symmetrical pitched roof-form (this is also clearly demonstrated on the submitted Section drawing). Based on the scarring on the side elevation and the additional stonework above, as well a review of the footprint of the building from historic maps and planning history, this extension appears to be historic.

CONSULTATIONS

Sutton Benger Parish Council – No objection

REPRESENTATIONS

None received.

ASSESSMENT

The principle of domestic extensions, alterations and / or outbuildings within the curtilage of an existing dwelling is considered acceptable, providing the proposal is compliant with the requirements of relevant policies within the development plan. The proposed extension gives rise to the following planning issues and considerations:

Scale, design and appearance

Core Policy 57 requires that development be of a suitable design and quality for the site and area; this is particularly the case within more sensitive areas such as conservation areas (see below). The proposed extension largely replaces existing single-storey built form which, along with the deteriorated quality of the existing render on the side and rear elevations, does not hold any particular design quality. As such, the proposed replacement of this form with the proposed extension will improve the overall appearance of the dwelling.

However, particularly given the visibility of the side elevation from the public realm and that the proposed single-storey element render will bleed into the existing render at first floor, it is appropriate to ensure that these tie together visually. As such, a Condition has been added which requires further details of this.

With that proviso, the development is considered to be acceptable in terms of design, and in the context of Core Policy 57 (WCS) and Section 12 of the NPPF.

Impact on heritage assets

The site is situated within the Sutton Benger Conservation Area (SBCA) and has a prominent position fronting High Street and set back only a short distance from that public highway. Along with the neighbouring no.40, this pair of semi-detached dwellings have a traditional appearance which sit comfortably within the wider SBCA setting. Being to the rear of the dwelling, the predominant form of the proposed extension will not be visible from the public realm and will thus have no impact on the SBCA. However, as noted above, as the side elevation is also publicly visible from the SBCA, an appropriate treatment in terms of the render at ground and first floors tying together is necessary (as per the Condition referenced above).

On this basis, and with an appropriately worded Condition, the proposal is not considered to give rise to any harm to the designated Conservation Area or the setting of any listed buildings within

the wider locality, and therefore complies with Core Policy 58 and the relevant sections of the NPPF.

Residential amenity

The proposed extension is predominantly sited on the footprint of existing built form. Although there is an increase in the depth, height and scale of the proposed extension when compared to the existing, this is not considered to be to an extent such as would warrant refusal in terms of impact on the amenity for the occupants of the neighbouring property, no.40 High Street. As such, the proposal is not considered to give rise to any conflict with Core Policy 57 in terms of appropriate levels of amenity.

CONCLUSION

The proposed development accords with the relevant development plan policies, specifically Core Policies 57 and 58 of the Wiltshire Core Strategy, as well as the advice set out in the National Planning Policy Framework. It would not give rise to any impacts which would warrant refusal of the application, subject to appropriate Conditions being applied and on this basis is recommended for approval.

RECOMMENDATION: That Planning Permission be GRANTED, subject to the following conditions:

1. The works for which Planning Permission is hereby granted shall be begun before the expiration of three years from the date of this consent.

   REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, 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:

   Location Plan (dwg dated September 8th 2023)
   42HS/01082/01 – Rev 1: Existing Elevations and Sections
   42HS/01082/02 – Rev 1: Existing Floor and Roof Plans
   42HS/01082/03 – Rev 2: Proposed Elevations
   42HS/01082/04 – Rev 2: Proposed Floor and Roof Plans
   42HS/01082/05 – Rev 2: Proposed Large Scale Ground Floor Plan – Rev2
   42HS/01082/06 – Rev 2: Proposed Section A-A
   42HS/01082/07 – Rev 1: Existing and Proposed Site Block Plans

   REASON: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the details shown on the submitted plans and forms, no works shall take place above DPC level until details of colour and specification of the render to be used on the proposed development, which shall match that on the existing rendered elevations, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

INFORMATIVES TO APPLICANT:

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.

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.

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.