CASE OFFICER'S REPORT

Application Reference:	PL/2023/06947
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	13 September 2023
Case officer:	Tim Furmidge

Site Address:	132 BROOK LANE, BRADENSTOKE, CHIPPENHAM, SN15 4EY
Proposal:	Side extension to enable the disabled owner to live on the ground floor. Also minor changes to the fenestration and an oil tank relocated to clear the proposed side extension.
Recommendation:	Approve with Conditions

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Application Reference: PL/2023/06947

Proposal: Proposed side extension to enable the disabled owner to live on the ground floor. Also minor changes to the fenestration and an oil tank relocated to clear the proposed side extension.

Site Address: No.132 Brook Lane, Bradenstoke, Chippenham, SN15 4EY.

Case Officer: Timothy Furmidge

Publicity Expiry: 13/09/2023.

Application Expires: 10/10/2023 (EOT 10/11/2023).

Site Description

The application site relates to No. 132 Brook Lane, Bradenstoke, a two-storey rendered built period detached cottage, located on the edge of Bradenstoke village, adjacent to the edge of MOD Lyneham. The property is situated within a garden plot to the rear and contains a detached garage and driveway to the side. It sits off a narrow lane opposite fields with another residential property (bungalow to the east), along a closed off Brook Lane (due to MOD Lyneham). The dwelling has been altered, with the insertion of a small extension to the side/front of the house.

Proposal

The application seeks planning permission for the erection of a single storey side extension to the east to enable the disabled owner to live on the ground floor. The proposed extension would provide a bedroom, ensuite shower/bathroom, access/hallway and a rear entrance on the ground floor. Minor changes are proposed to the fenestration, reduction/alteration of the existing western single-storey projection and an oil tank relocated to make way for the proposed side extension. This would also include the attachment of solar panels on the southern facing roof slope of the proposed extension. The proposal would be constructed of painted and rendered walls, with wood effect framed Upvc double glazed windows/doors, under a blue/grey slated roof.

Policies

National context:

National Planning Policy Framework 2023
Planning Practice Guidance (guidance on the policies contained within the NPPF)

Local context:

Wiltshire Core Strategy (WCS) adopted 2015
• Core Policy 1 – Settlement Strategy
• Core Policy 2 – Delivery Strategy
• Core Policy 41 – Sustainable Construction and Low Carbon Energy
• 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 New Development

Planning History
19/04117/FUL – Proposal to add a side extension for a garden room and to enlarge the porch, CAP.

Consultations

Lyneham and Bradenstoke Parish Council: They concluded that they had no comment to make regarding this proposal.

Representations

One representation has been received for this application, they commented that they had no objection and fully support this planning application.

Key issues
- Principle of development
- Impact on the character, appearance and visual amenity of the locality
- Impact upon residential amenity
- Impact on Highway.
- Other planning considerations

ASSESSMENT:

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 NPPF i.e. 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); the ‘saved’ policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Principle of development:

The principle of providing and extending facilities in association with existing residential accommodation is considered acceptable in principle and in accordance with policies CP1, CP2, CP41, CP57, CP58 and CP61 of the adopted Wiltshire Core Strategy, subject to site specific assessment and related policy consideration and compliance with other policies contained within the development plan.

Design and visual impact

The proposed development is small in scale and relates well to the existing dwelling and does not suggest that the property is being overwhelmed, as the cumulative effects of the proposal, this would remain subservient to the host dwelling and its site. The extension is located in the eastern side of the host dwelling and replaces an existing smaller single-storey lean-to projection. The proposal also includes the reduction of the existing garden room on the western side elevation and the replacement with a new smaller garden room. There would be some minor interior remodelling of the host dwelling. The proposed extension would not project beyond the existing front elevation of the host dwelling. The re-positioning of the oil tank would also have no detrimental effect on the site or neighbouring property, as it would be just moved back away from the extension but still located adjacent to the eastern boundary hedge. All materials would either match or be sympathetic to the materials used on the existing property and other nearby properties. As such, it is considered that the development and alterations will have no significant adverse impact upon the character or appearance of the site and the locality. Overall, in terms of scale and design the proposal is considered to have complied with Policy CP57 of the WCS.

Impacts on neighbour amenity

There is one immediate neighbour to the west of the site, which is a bungalow at 'Lillybrook Bungalow'. This bungalow neighbour is positioned in middle of their longitudinal garden plot and is approx. 17m away from the shared eastern boundary. The other surrounding land is owned by the MOD and forms RAF Lyneham.

This proposed single-storey extension is larger than the existing side projection and does move the built element closer to the shared eastern boundary with the neighbour. However, there is a dense hedge on this boundary and there would be no windows inserted into the eastern side elevation of the extension. The existing large window on the first floor level would be blocked up. No part of the proposed scheme, including the extension and alterations on site, would increase overlooking or loss of privacy to 'Lillybrook Bungalow. The proposed opening would only face across its rear garden and no direct views into the neighbour's rear garden.

Due to its sympathetic and subservient design of the side extension and other alterations, it is considered that this proposal would not increase loss of light or outlook, or loss of privacy significantly. As such, the residential amenity to the neighbouring residents would be adequately safeguarded.

It is worth noting that no objections have been received, and one letter of support was received from local residents, regarding this proposal. The proposal is therefore considered to have complied with Policy CP57 of the WCS.

Impact on Highway

The proposal would create an additional bedroom to this property to enable the disabled applicant to living on the ground floor in this property. The existing access and parking arrangement would remain unchanged. There is only other neighbouring property on this lane, and the proposal, due to its modest scale, would not significantly impact the neighbour's usage of this small country lane. Therefore, the proposal is considered to be in accordance with Policy CP61 of the WCS and NPPF and is on balance acceptable.

Other planning considerations

The site sits within an area of archaeological interest, but it is considered that the extensions would not be significant on an established site to impact any possible archaeological assets within this area. The proposal is therefore considered to have complied with Policy CP58 of the WCS.

The proposal also includes solar panels, that would be positioned on an area of pitched roof facing to the south and fronting the lane. Although, the panels would not protrude higher than the ridge of the garage, the panels would require planning permission as they would be installation on the front elevation of the host dwelling. The proposal for renewable energy panels will not result in unacceptable impacts to the setting of the residential character of the locality or to neighbouring residential amenity due to the minor scale and amount to be placed on the extensions roof. The proposal is therefore considered to have complied with Policy CP41 of the WCS.

CONCLUSION

The proposal would not result in unacceptable impacts to the character or appearance of the site or the locality, and there would not be any detrimental impact upon the amenity of the neighbouring properties. In addition, the public highway safety would be adequately safeguarded, and the proposal would not have impacts to archaeological assets. The proposed solar installation would be supported as it would be positive outcome, in terms of climate change. Therefore the proposal is accordance with CP41, CP57, CP58 and CP61 of the WCS and NPPF and is therefore acceptable.

RECOMMENDATION

That planning permission be granted subject to the following conditions attached to the decision.

Conditions: (3)

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 development:

Site Location Plan – Rec: 15th August 2023
Proposed Site Block Plan S028-014 Rev A - Rec: 15th August 2023
Proposed Elevations Plan S028-016 Rev A - Rec: 15th August 2023
Proposed Floor Plan S028-015 Rev C - Rec: 15th August 2023

REASON: For 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 to those detailed on the application form and approved plans.

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

Informatives: (2)

4 INFORMATIVE 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.

5 INFORMATIVE TO APPLICANT:
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.