DELEGATED REPORT

Application Reference:	PL/2023/06769
Application Type:	House Holder Planning Permission
Site Address:	Ensleigh, Compton Road, Hilmarton, SN11 8SG
Proposal:	Loft Conversion and Garage Conversion to create larger Kitchen.
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for a rear flat roof dormer and the conversion of the existing attached garage into a kitchen to “Ensleigh”, a single residential dwellinghouse.

The rear dormer will have a flat roof and extend approximately 7 metres in width across the rear roof elevation but set in at either side by approximately 300 mm. The flat roof has an overhang that extends approximately 150 mm at either side and to the rear.

The rear elevation of the dormer is approximately 2.6 metres high, set down from the original ridge tiles coping tiles which the drawings indicate are shown to remain in place. The rear elevation is set in from the eaves of the original roof so that the eaves tiles remain in place. The side elevations of the dormer are set in by approximately 300 mm to either side leaving a row of tiles in place at either side.

A bedroom and ensuite is arranged within the dormer with one window to the rear (north side) for the bedroom and one to the rear (south side) for the ensuite.

The dormer is shown clad in horizontal boarding which has been confirmed to be anthracite grey in colour. The existing windows at the property are to be replaced in UPVC double glazed units in anthracite grey colour. A flat roof EDPM system is proposed for the dormer roof.

The alterations to the existing attached garage to provide a larger kitchen at the property consist of the removal of the garage door, a UPVC window in Anthracite Grey colour frame installed with masonry built up below in faced block to match the existing dwelling. Two rooflights are to be installed to the south side roof elevation of the existing garage and one roof light to the second side (north). A range of glazed doors are proposed to the rear garage southwest elevation.

The application is made for ancillary residential accommodation to the existing dwelling.

An additional Block plan to demonstrate the parking arrangements was provided during the life of the application. Also, the colour finish for the windows and doors of the extension and existing property have been confirmed as Anthracite Grey with the cladding to the rear dormer elevations also confirmed as Anthracite Grey.

SITE DESCRIPTION/CONTEXT

The property known as Ensleigh, Compton Road, is a semi- detached single storey dwelling, set within the village of Hilmarton which is a small village set to the north of the Town of Calne within the Calne Community Area.

The property is set within the Hilmarton Conservation Area. There are listed buildings within the street approximately 10 metres opposite the site at no. 20 & no.21 Compton Road approximately and further north at approximately 50 metres is the listed building known as The Old Forge.

A public footpath (HILM9) runs to the south of the agricultural field to the rear of the site, commencing at the main A 3102 (Calne to Hilmarton) road, the footpath follows a direction east to meet at the corner of Compton Road south of the boundary with the neighbouring detached properties to the application site known as 1 and 2 The Close, Hilmarton.

There are no other designations upon the property.

The pair of properties comprising Ensleigh and Sudell have a main gable pitched roof line running north south with a projecting gable to the front (east) which is shown as the sitting room element for Ensleigh. Ensleigh has previously been extended by a pitched roof attached single garage extension to the south side.

The property has existing driveway access and parking to the front of the attached single garage.

The elevations are of faced block work with concrete tiles to the roof, windows and doors are of white double glazed replacement units.

PLANNING HISTORY

74/0504/F – Extension – PER

86/0054/F – Garage and Workshop - PER

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 8: Spatial Strategy for Calne 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

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

Hilmarton Parish Council – No objection.

Wiltshire Highways – no objection.

> *I refer to the above planning application dated 26/07/2023 seeking permission to convert the loft and garage of the dwelling to provide a new kitchen space and a further bedroom.*
>
> *The site is located with existing access onto Compton Road, an unclassified section of public highway subject to a speed limit of 30mph. There are no plans to alter the existing access.*
>
> *The current bedroom accommodation and proposed accommodation would have the same parking provision requirements to be accommodated within the site curtilage. From looking at the site and the available land within the curtilage, it is not clear if the required 2 spaces can be accommodated when the garage space is converted. However, the highway boundary extends further than the carriageway providing refuge within the public highway to allow for a single vehicle to park and therefore would not be considered an issue with regard to over subscription to on-street parking. It would be useful to understand if the parking could be fully accommodated within the site, but I feel that the displacement of a single vehicle in an area where there are no parking restrictions would not be reasonable to refuse on highway grounds. Therefore, I would not wish to raise an objection provided you are satisfied that there would not be an issue with the displaced parking in terms of amenity.*

REPRESENTATIONS

The application was publicised by direct neighbour letter, no representations 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. 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 dormer is proposed to the rear roof slope, projecting approximately 3.6 metres with a flat roof from the ridge of the original roof. The sides and rear elevation are proposed clad in horizontal Grey cladding. The windows are proposed in Anthracite Grey colour units.

The rear dormer is proposed as one large flat roofed addition to the roof slope, the design and siting proposes a set in from either side of the original roof and commences below the existing ridge tiles of the main roof. The tiles to the rear eaves of the original roof are shown remaining. The dormer appears set-in to the original roof slope, a margin of roof tiles remains around the dormer the details of the design provide sufficient design detail to define the dormer from the original rear elevation, together with the chosen materials of cladding in a grey colour are considered to blend the dormer effectively into the rear of this modern dwelling. The dormer extension is therefore considered to be of sufficient detail, materials, scale, siting, and design to appear in keeping with the existing property in accordance with policy CP57 of the WCS.

The removal of the existing garage door from the front elevation of the garage and replacement with a window and masonry are considered to be of materials and design details in keeping with the existing dwelling. The installation of rooflights are to the side elevations of the former garage and of scale and details in keeping with the existing building. The windows proposed are in a grey colour with the windows of the property also replaced from the existing white frames to Anthracite Grey.

The proposed change to the colour of the windows throughout together with the addition of a window in place of the garage door are considered to be in keeping with the character and style of the existing dwelling. The property is one of a pair with the adjoined neighbour “Sudell” which has white windows, while the change to the colour of the windows are considered to be a departure from the appearance of the pair as matching properties, both dwellings have previously been altered. The change to the windows is considered to be an acceptable external alteration and of design, details and siting in context with the character of the relatively modern semi-detached properties.

The proposals are considered to be of design, siting, scale and materials to be in accordance with policy CP57 of the WCS.

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.

In this particular case, the property is located within the Hilmarton Conservation Area, with the building opposite known as no. 20 and 21 Compton Road is a pair of dwellings comprising a grade II listed building.

The neighbouring properties to either side of Ensleigh are of two storey and single storey dwellings, most are circa 1970's with several historic and listed buildings between. Ensleigh is one of a semi-detached single storey pair, to the south boundary of Ensleigh is a detached two storey modern dwelling known as 1 The Close. The proposed dormer development is to the rear of the property, the gardens extend approximately 20 metres to the rear garden boundary which it to an open field with a farmyard complex beyond to the west, the field and farm buildings are also within the Conservation Area.

Impact on setting of Listed Building

The listed building known as 20 & 21 Compton Road is set to the opposite side of the street and approximately 10 metres to the southeast. The proposal for the dormer is to the rear and west elevation of the application property and therefore, considered to be well separated from the listed building. The removal of the garage door, the replacement with masonry to match the existing dwelling and windows installed in Anthracite Grey are considered to result in alterations with a neutral impact, with the dormer to the rear of the existing residential property and relatively minor alterations to the front cause no harm to the significance of the setting of the nearby listed building.

Effect on character and appearance of the Conservation Area

The application is contained wholly within Hilmarton Conservation Area. The external alterations to install grey windows and removal of the garage door are considered to be of modest scale and appropriate development to the dwelling set among similar modern properties.

The rear of the property may be seen from long views from the public footpath (HILM9) south of the field to the rear garden boundary (west) but views are lost closer to the site due to intervening buildings at no.1 and 2 The Close. The development is set against the backdrop of residential property within the enclosed rear residential gardens.

The property maybe visible from long views across the field from the main road (A3102) to the rear, the dormer is considered to blend within the roof slope and neighbouring properties to be of a scale and design that the proposed development would not compromise any important views or vistas from within or to the conservation area and where views could be glimpsed, the development would be read against

existing residential context and associated built form. As such, it is not considered to cause any harm to the significance of the Conservation Area.

The development to the is not considered to result in harm to the significance of the Conservation Area or neighbouring listed buildings and to conserve the significance of the heritage assets in accordance with section 16 to the NPPF and policy CP58 to the WCS respectively.

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 the attached property known as Sudell. This is a single storey dwelling which has previously been extended into the roof space with the addition of a rear dormer window and a front dormer window.

The proposed rear dormer will be orientated to the southwest of Sudell, the dormer is an extension contained within the roof and adjacent to the roof of Sudell.

The rear gardens of Sudell and Ensleigh extend approximately 20 metres from the rear elevations of the pair of dwellings and run at a slight angle northwest to the rear elevations of the pair, therefore, the rear garden of Ensleigh extends increasingly towards that of Sudell. Similar to the existing relationship with Sudell to Ensleigh a first-floor bedroom window will be introduced to the rear elevation at Ensleigh and a ensuite window.

Neighbouring properties to the west known as 1 The Close and Fairhaven, 2 The Close are two storey dwellings with first floor windows to the rear facing north towards Ensleigh. The rear elevation of 1 The close is approximately 7 metres from the boundary with Ensleigh. Rear first floor windows of Fairhaven, no. 2 The Close also look north towards the rear garden of Ensleigh. The proposed first floor windows of the rear dormer to Ensleigh will look west and will introduce overlooking to the rear gardens of No. 1 The Close and Fairhaven, No. 2 The Close. Given the existing arrangement with overlooking from the two storey dwellings towards Ensleigh it is considered there is existing overlooking and the introduction of first floor windows to Ensleigh will result in a mutual overlooking in accordance with the existing situation among the properties.

Given the orientation of the properties to rear gardens arrangements and existing first-floor windows to neighbouring properties, there is considered to be no unacceptable impacts to the occupiers of neighbouring property from overbearing, overshadowing or overlooking.

There have been no representations as a result of the neighbour letter consultation process.

The proposal is considered not to give rise to unacceptable impacts upon the amenities of neighbouring occupiers or the area in general 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 garage is to be converted to a habitable room (kitchen) the access to the Highway will remain unchanged.

Currently, there is off street parking to the property for two vehicles, the development will not alter the parking space requirement.

The proposal will for the loft bedroom will increase the bedrooms at the property from a two bedroom to a three-bedroom dwelling. The Wiltshire Highways require a three-bedroom new development to provide off street parking for two vehicles.

The Wiltshire Highways Engineer has commented that there would be no objection, two off street parking spaces would be required, however, there is unrestricted parking and refuge within the highway and no objection would be made on this basis. Since the Highway response a plan has been provided to show that two vehicles can be accommodated within the site.

The proposal demonstrates the required two parking spaces, the Highway Access remains unaltered the proposal is found to be in accordance with CP 61 and CP 64 of the WCS.

CONCLUSION

The development is considered to be of design, scale and materials in keeping with the existing property. The development is considered not to give rise to any unacceptable impacts upon the amenities of neighbouring occupiers or the area in general. The proposal is found to preserve and cause no harm to the significance of heritage assets. The access arrangement and parking provisions are in accordance with the provision of the Wiltshire Highways. The proposal is found to be in accordance with policies CP57, CP58, CP61 and CP64 of the Wiltshire Core Strategy as well as relevant sections of the NPPF.

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:

   Drawing no. 23/122/1 - Site Location Plan 1:1250 Scale and Block Plan Proposed Parking Plan 1:500 Scale

Drawing 23/122/2 Rev A – Existing and Proposed Floor Plans 1:50 Scale, Existing and Proposed Elevations 1:100 Scale

both received 9th August 2023.

Drawing no. 23/122/1 Rev A Parking Plan 1:500 Scale – received 3rd October 2023

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

3. 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.

4. 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.

5. 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.