DELEGATED REPORT

Application Reference:	PL/2023/06216
Application Type:	Householder Planning permission
Site Address:	19 BIRCH GROVE, CHIPPENHAM, SN15 1DD
Proposal:	Single storey rear extension
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for a single storey rear extension. The proposed extension will run along the entire rear elevation of the host building and be tied into the existing roof form, which will be extended.

Proposed materials will match the existing finish, with render over blockwork, concreate tiles on the roof and UPVC doors and windows.

SITE DESCRIPTION

The host building is a bungalow situated in an area with a consistent residential character. There are no additional constraints on development in terms of ecology, conservation and drainage.

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 57: Ensuring High Quality Design and Place Shaping

MAIN ISSUES

- Principle of Development
- Scale and design
- Residential amenity

CONSULTATION

Chippenham Town Council: No objection

REPRESENTATIONS

One (1) representation received, which supports the application.

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 established as acceptable. However, the detail of the proposals must also be considered against other 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 proposal in this instance will see the delivery of a building with a noticeable increase in built form when compared to the existing property The existing conservatory will be replaced with a single storey rear extension.

While an increase in the footprint to the rear, the proposal is of a cumulatively modest addition and when viewed in the totality of the site it is considered that the proposal remains subordinate to the main dwelling and is not considered to overwhelm or suggest that that the wider plot is being overdeveloped.

The resulting design of the is sympathetic to the vernacular of the host dwelling and the wider area, reads as a typical residential dwelling. As such it is not considered to be an alien addition to the host dwelling or the wider area due to its form and appearance.

In terms of scale and design the proposal is considered to comply with the requirements of CP 57 of the WCS.

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.

Due to the modest nature of the proposed development and works it is not considered that there would be unacceptable impacts upon the amenity of neighbouring properties in terms of overbearing, loss of light, overshadowing or amenity.

As such it is considered that the proposal would not result in unacceptable impacts upon the amenity or living conditions of surrounding residential occupiers when assessed against CP57 of the WCS.

CONCLUSION

The proposal is considered to be acceptable in respect of size, scale and design. The development is not considered to impact unduly upon the character of the area, wider landscape, highways safety or on the living conditions of neighbours. The proposal is therefore in accordance with Core Policy 57 of the Wiltshire Core Strategy and relevant sections of the National Planning Policy Framework (2023).

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

See decision notice