CASE OFFICER'S REPORT

Application Reference:	PL/2023/08416
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	31 October 2023
Case officer:	Gavin Forrest

Site Address:	Wildar House, The Ridgeway, Crudwell, Malmesbury, SN16 9EQ
Proposal:	Single storey rear and front extensions
Recommendation:	Approve with Conditions

SITE DESCRIPTION

The application site at Wildar House, The Ridgeway, Crudwell, Malmesbury is a 2 storey, detached dwelling which is situated at the end of a cul-de-sac and is within a predominantly residential area. The dwelling is finished in facing stone blockwork and dark concrete rooftiles. The site is not listed but is situated within the Crudwell Conservation Area.

The existing dwelling has a direct road frontage, as all the properties on the cul-de-sac do. The dwelling is situated within a large plot. A Public right of way is situated to the north west of the site but will not be directly impacted upon as a result of the proposals.

The site is located within the Malmesbury settlement boundary.

PROPOSAL

Permission is sought for the erection of single storey extensions to the rear and front of the dwelling. The proposed extension to the front of the property would create a mono pitched bay window like feature with a pitched roof entry porch. The proposals would be finished in materials to compliment, although not match, those of the main dwelling to which it relates.

The proposed extension to the rear would be situated on the north west elevation in an area currently utilised as garden ground. There is a strong mature tree belt between the existing property and neighbouring properties to the west, which will be largely maintained . The proposed extension would be flat roofed with no openings created on the west elevation but with the northern elevation predominantly glazed.

Policies

Wiltshire Core Strategy (WCS) Adopted 2015
Core Policy 1 – Settlement strategy
Core Policy 2 – Delivery strategy

Core Policy 51 – Landscape
Core policy 57 – Ensuring high quality design and place shaping
Core Policy 67 – Flood risk

National Planning Policy Framework (NPPF) 2021
Paragraph 2 – Compliance with the development plan
Paragraphs 7 and 8 – Sustainable development
Paragraph 11 – Presumption in favour of sustainable development
Paragraph 38 – Proactive approach to decisions
Paragraph 47 – Determination in accordance with the development plan
Paragraph 110 – Consideration of development proposals
Paragraph 130 – Function and form of development
Paragraphs 167 and 168 – Flood Risk

Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.".
Section 70(2) of the Town and Country Planning Act 1990 provides that: In dealing with an application for planning permission, the authority shall have regard to:
• the provisions of the development plan, so far as material to the application,
• a post-examination draft neighbourhood development plan, so far as material to the application,
• any local finance considerations, so far as material to the application, and
• any other material considerations.
For the purpose of determining this application, the development plan comprises the Wiltshire Core Strategy Adopted January 2015 (WCS) and the Saved Policies of the North Wiltshire Local Plan 2011 (NWLP).

Key Issues

Principle of Development
Impact on the Character and Appearance of the Area
Impact on Residential Amenity
Drainage

Relevant Planning History

No applications of relevance.

Consultation Responses

Crudwell Parish Council – no comment regarding the proposals

Representations

No letters of representation received regarding this application.

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 Core Policies 1, 2 and 57 of the WCS, subject to a range of site-specific considerations and compliance with policies found within the development plan.

Impact on the Character and Appearance of the Area and Conservation Area

The promotion of high-quality design is encouraged through the planning system and reflected in Core Policy 57 of the WCS, requiring design to relate closely to the existing pattern of development regarding the size, scale, massing, materials and the layout of the proposal.
Part vi of Core Policy 57 also requires development to take into account the characteristics of the site and deliver appropriate development. This requirement is further exhibited in Paragraph 130 of the NPPF, ensuring development will not only function for the short term but over the lifetime of the development.
The proposed extensions are considered to be of a size, scale, design and position that will not detrimentally impact upon the visual amenity of the surrounding area. The proposals to the rear are largely sheltered from view and will not be visible from the public realm.

Impact on Residential Amenity

Core Policy 57 vii requires development to have regard to the compatibility of adjoining buildings and the impact on the amenities of the existing occupants. Appropriate levels of amenity should be promoted within the development including the consideration of the loss of privacy, overshadowing and pollution.
The proposed extension to the rear is single storey in nature and proposes large openings on the rear elevations (northern elevation). The windows, as well as the extension generally, by virtue of the position, existing boundary treatment and the position of neighbouring properties, are not considered to detrimentally impinge on the residential amenity currently afforded to the surrounding properties in terms of invasion of privacy, overlooking, loss of sunlight, daylight or overshadowing. The western elevation facing the dwelling to the north west would create no openings. The existing boundary planting would largely be retained in situ. The extension proposed to the front of the dwelling is not considered to impact residential amenity of the surrounding dwellings due to its size, scale, mass and position.

Drainage

None of the site lies within flood zones 2 and 3 where a site-specific flood risk assessment would be required and the site is not considered susceptible to flooding. The proposed development is considered to accord with Core Policy 67 of the WCS and Paragraphs 167 and 168 of the NPPF.

Conclusion

It is considered that the proposed development is acceptable upon assessment against the relevant policies and in accordance with Core Policies 1, 2, 15, 57 and 67 of the WCS and Paragraphs 2,7,8,11,38.47.110,130, 167 and 168 of the NPPF.

Recommendation

That planning permission be GRANTED