DELEGATED REPORT

Application Reference:	PL2023/06487
Application Type:	House Holder Planning Application
Site Address:	29 Horsebrook Park, Calne, SN11 8EY
Proposal:	Replace garage with new Annex
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application proposes the removal of the existing single garage at the property and the building of a single storey annex in its place.

The proposal is to form an annex at the site of the existing single garage the floor plans show the single skin garage becomes a bedroom with double skin walls and a flat roof. The existing glazed link between the garage and the rear conservatory of the property will become a solid structure to allow for a link from the annex to the existing dwelling via the conservatory and to form an ensuite for the bedroom of the annex. A porch is proposed to an entrance door from the existing driveway to the bedroom of the annex.

The chosen materials are elevations of brick to match the existing dwelling the windows are proposed in white double-glazed units to match the existing windows of the property, the roof is a flat roof system approximately 2.9 metres in height.

The width at the front elevation will be approximately 4.5 metres. The proposed entrance porch measures approximately 1.5 metres in width projecting approximately 1.5 metres and will be sited to the east side of the front elevation. The accommodation will be a bedroom with ensuite shower, a front entrance porch and at the rear a door off from the living space with link through to the existing conservatory of the dwelling.

The driveway parking is to the east side of the dwelling and front of the proposed annex, there is existing highway access and parking for approximately three vehicles, this arrangement will remain.

The proposal is made as residential accommodation for use ancillary to the host dwelling.

Revised plans were received during the life of the application to show the existing rear dormer elevation in the rear roof slope elevation.

SITE DESCRIPTION/CONTEXT

The property known as no. 29 Horsebrook Park is a semi-detached bungalow within an established residential area to the southeast of the Town of Calne. Horsebrook Park has a variety of property styles the immediate neighbouring properties are semi-detached and detached bungalows.

The property has approximately two bedrooms to the ground floor and the agent has confirmed the stairs are to a bedroom in the roof space with rear dormer window. There is a conservatory to the rear elevation with a single garage to the east corner of the bungalow attached to the conservatory via a glazed link/porch. The existing single garage is approximately 3 metres in width by 5.85 metres in length. The

height to the eaves is approximately 2.2 metres the height to the ridge of the tiled pitched roof is approximately 3.4 metres.

There is driveway parking to the east side of the bungalow for approximately 3 vehicles.

The elevations are in red brick the roof of the bungalow and existing single garage are of tiles.

There are no other designations upon the property.

PLANNING HISTORY

None relating to the property.

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 61: Transport and Development
Core Policy 64: Demand Management

Calne Neighbourhood Plan – made February 2018
Policy BE2 – Design Principles

National Planning Policy Framework 2021 (NPPF)
Section 2: Achieving sustainable development
Section 5: Delivering a sufficient supply of homes
Section 6 Building a strong, competitive economy
Section 12: Achieving well designed places

ISSUES

- Principle of Development
- Scale and design
- Residential amenity
- Access and parking

CONSULTATION

Calne Town Council – No objection – comments below:

- subject to being retained with the main residence.

- The Planning, Licensing and Highways Consultative Committee has approved a Sustainability Statement as part of the Climate Emergency & Climate and Environmental Pledge which we would ask is considered when determining this application.

Highways – No objection – comments below:

- The site is located on Horsebrook Park, an unclassified section of public highway subject to a speed limit of 30mph.
- The annex would remove the garage and provide a further bedroom, raising the bedroom quantum on site, however there is sufficient space within the driveway to accommodate at least 3 vehicles, which accords with the minimum standards for 4+ bedroom dwellings.

- There are no proposed alterations to the existing access with the public highway, therefore I would not wish to raise an objection.

REPRESENTATIONS

The application was publicised by direct neighbour letter no third-party 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 development is the extension and alterations of the existing attached single garage. The materials are to match the existing dwelling with the roof being a flat roofed system. The proposed front porch is of a flat roof projecting to the front and of materials to be in keeping with the host dwelling.

The proposal set back to the side and rear of the property and using matching materials will integrate within the street scene in general.

The proposal is considered to be in accordance with CP 57 of the WCS in terms of scale, design, siting and materials and BE 2 of the Calne Neighbourhood Plan.

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 is no. 27 Horsebrook Park a detached bungalow to the east side boundary.

The annex extension will have a flat roof at approximately 2.9 metres in height which replaces the existing single garage which is approximately 2.2 metres to the eaves and 3.4 metres to the ridge. The east side elevation of the annex has no openings and the west side elevation of no. 27 Horsebrook Park is a solid gable elevation of red brick with no openings.

The proposal being single storey and the alterations to an existing building which is sited approximately 1.5 metres from the common boundary. Due to the scale and siting it is considered not to give rise to any unacceptable impacts upon the occupiers of no. 27 Horsebrook Park from overshadowing or overbearing and due to its location within the grounds of the property there are considered to be no unacceptable impacts upon the amenities of the area in general.

The proposed development is considered 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 property is currently a 2/3-bedroom dwelling, the annex will raise the bedrooms to a possible three to four bedroom dwelling. The driveway provides off street parking for approximately three vehicles.

The Highways Engineer has no objection to the proposal and comments that the 3+ off street car spaces can be provided within the driveway which meet the highway requirements for a 3-4 bedroom property and the existing access is unaltered.

The Calne Town Council has no objection to the proposal subject to the annex being retained within the main residence. The comments are noted and a condition added to any planning permission to reference the application is considered in terms of the annex being occupied wholly ancillary to the host dwelling within the planning unit not to be occupied separately as this would require a fresh planning application and considerations under additional planning policies.

The proposal is found to be in accordance with CP 61 in terms of the vehicular access and CP 64 that the parking provision has been met in accordance with the requirements of the WCS.

Other Matters – The Calne Town Council also comment that, The Planning, Licensing and Highways Consultative Committee has approved a Sustainability Statement as part of the Climate Emergency & Climate and Environmental Pledge which we would ask is considered when determining this application.

The comments are noted and at this time these are matters considered under the Building Regulations regime at the time of construction.

CONCLUSION

The proposed development is considered to be of acceptable design, siting, scale and materials. There are considered to be no unacceptable impacts to the amenities of neighbouring occupiers. The proposed parking and access arrangements meet with the provisions of Wiltshire Parking Standards. The proposal is considered to be in accordance with CP 57, CP 61 and CP 64 of the WCS and BE 2 of the Calne Neighbourhood Plan.

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. BDS-05-23-1 - Site Location Plan - 1:1250 Scale

   Drawing no. BDS-05-23-1 - Site Block Plan - 1:50 Scale

   Drawing no. BDS-05-23-1 - Existing Floor Plan 1:50 Scale

   Drawing no. BDS-05-23-1 - Proposed Floor Plan 1:50 Scale - All received 1st August 2023

Drawing no. BDS-05-23-1 - Rev A - Existing Elevations 1:50 Scale

Drawing no. BDS-05-23-1 - Rev A - Proposed Elevations 1:50 Scale -.Received 6th October 2023

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

3. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 29 Horsebrook Park, Calne, SN11 8EY and it shall remain within the same planning unit as the main dwelling.

   REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

4. 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.

5. 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.

6. 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.