DELEGATED REPORT

Application Reference:	PL/2023/07249
Application Type:	House Holder Planning permission
Site Address:	Ridgebury House, 14A Yatesbury, Calne, SN11 8YG
Proposal:	Proposed single storey extensions, new garage and internal alterations.
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application is for three elements of single storey extensions comprising the erection of a single storey rear extension, a garage extension attached to the side of the house and a single storey extension to the rear of the existing utility room.

The rear single storey extension will project approximately 2.8 metres into the rear gardens and extends the existing kitchen area of the property. The width is approximately 6.9 metres it spans the width of the rear of the two storey element of the house and it takes the place of an existing “p” shaped conservatory of white UPVC construction. The roof is a lean-to style of tiles to match the existing dwelling, the roof continues to the proposed garage extension roof. There are two rooflights, the windows are to be of white uPVC units a set of doors are to be aluminium.

The garage extension is proposed to the north side elevation of the house approximately 4.7 metres wide by 6.5 metres in length, it is set back approximately 2.6 metres from the principal elevation of the dwelling and attaches to the north side of the proposed single storey rear kitchen extension for approximately 1.45 metres. The elevations are proposed in brick to match the existing dwelling the roof is a shallow pitched style, the ridge is set towards the rear of the garage so that the rear roof slope falls in line and continues with the lean-to roof of the proposed rear kitchen extension. The garage doors are to the rear elevation in a side hung timber style. The garage is to be accessed from the rear garden by a driveway entrance off the lane which leads to the property known as Manor Farm House (west) from the main street through the village.

The single storey extension to the rear of the single storey element of the house measures approximately 2.8 metres by 2.8 metres. It will fill a corner area between the rear of the existing single storey and the south side elevation of the main house. It is proposed as a shower room and entrance hall. The elevations are to be of render with the roof a pitched style in concrete tiles to match the main roof of the house.

The proposal is for ancillary accommodation to the existing dwelling.

A revised proposed elevations plan was received during the life of the application to amend the proposed elevation materials from timber cladding to brick to match the existing dwelling.

SITE DESCRIPTION/CONTEXT

The property known as Ridgebury House, 14 A Yatesbury is a detached two storey dwelling with red brick elevations to the front north side and rear and render elevations to the south side and a concrete tiled roof. There is single storey pitched roof side element that may have previously been the single garage of the property as there is a driveway and vehicular access to the front from the main highway know as “The Street”. This

single storey has an office to the front and utility room to the rear with a small entrance porch at the rear. The elevations are finished in render. The property currently has a “p” shaped conservatory across the rear elevation. There is a vehicle access off the lane to the north boundary of the site. The property has a generous sized plot approximately 46 metres by 40 metres and further land shown within the ownership of the applicant to the south.

The property is located within Yatesbury a village within the Calne Community Area.

There are listed buildings to the west approximately 80 metres Manor Farm House and to the south approximately 140 metres GDII Listed.

The area is over washed by the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

There are no other designations upon the property.

PLANNING HISTORY

00/1352/FUL – Double Garage – Approved

02/01776/FUL – Rear Conservatory – Approved

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 51: Landscape
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 5: Delivering a sufficient supply of homes
Section 6 Building a strong, competitive economy
Section 12: Achieving well designed places
Section 15: Conserving and enhancing the natural environment
Section 16: Conserving and enhancing the historic environment

ISSUES

- Principle of Development
- Scale and design
- Landscape and visual impacts – including impact on AONB
- Heritage
- Residential amenity

- Access and Parking

CONSULTATION

Yatesbury Parish Council – No Objection

Highways – no Objection – a summary of the response is below, the full response may be viewed electronically.

- The site has existing frontage access and rear access from a private road to The Street, an unclassified section of public highway.
- No alterations to access are proposed through this application.
- The plans indicate that the proposals would only increase the ground floor living accommodation modestly and provide a garage structure.
- The proposal would not be considered of detriment to the surrounding public highway in terms of capacity or safety and therefore I would not wish to raise an objection in relation to highways.

REPRESENTATIONS

The application was publicised by individual neighbour notification 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 rear lean-to extension takes the place in part of an existing conservatory, the extension is single storey and while it spans the width of the existing dwelling it projects approximately 2.8 metres. The elevations are to

be of brick to match the existing elevations with roof tiles to match the concrete tiles to the house. The extension is to the rear of the property and is proposed together with the single storey side garage, continuing from the rear projection of the garage by approximately 1.5 metres. The scale, design and materials are considered to be in keeping with the host dwelling, the extension together with the garage element provide a subservient extension in keeping with the existing house and the character of the area in general.

The garage extension is attached to the side of the house to the north with elevations and roof materials to match the existing house in brick and concrete tiles. The garage will be located set back from the front elevation of the house and to the north side adjacent the boundary with the lane off the main street to Ridgebury House and the neighbouring property to the rear at Manor Farm House.

The garage is single storey and of materials to match the host dwelling. It is considered to be of scale, materials, design and siting to blend with the host dwelling and appear subservient to the dwelling.

The rear shower room and entrance extension is to have elevations of render to match the existing elevations of the single storey with concrete tiles to a pitched roof. This element is to the rear and attached to the side of the existing house is approximately 2.9 metres square.

The proposal is considered to be of scale and siting in keeping with the existing dwelling and relatively small is sited to appear subservient and sited to the rear of the property within the relatively large grounds is considered to be in keeping in terms of scale, design, siting, materials and design.

The proposal is considered to be in keeping with the host dwelling and the setting of the area in general in terms of scale, siting, mass, materials and design in accordance with CP 57 of the WCS.

Landscape and visual impacts – including impact on AONB

Core Policy 51 states that development should protect, conserve and where possible, enhance the landscape character. Section 15 of the NPPF expects decisions to ensure the protection and enhancement of valued landscapes.

The property is set within the village among neighbouring properties which have hedges and trees to the boundaries and are fairly well spaced along either side of “The Street” through the village. The property is set to the northeast corner within a relatively large plot with surrounding boundaries of established hedges and trees. The proposal is for a single storey extension to the rear west of the dwelling and a garage extension to the north side, the extensions are single storey, are well contained within the enclosed garden and use materials to match the existing dwelling and roof lines to follow those of the existing building. The extensions are considered to blend within the existing built environment.

As such the proposal is considered to conserve the landscape setting of the AONB in accordance with CP 51 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.

Listed Buildings

There are listed buildings at approximately 80 metres to the west at Manor Farm House. The proposal is to the rear garden and of single storey. There is considered to be no harm to the setting of the listed buildings or the significance of the heritage assets due to the scale and siting of the extension and the distances from the listed building to the rear boundary which is contained within a relatively large plot, the rear of the proposed extension will be approximately 26 metres from the boundary with the grounds of Manor Farm House.

There is considered to be no harm to the heritage assets as a result of the development which is found to be in accordance with CP 58 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.

The neighbouring property most sensitive to the proposal will be no. 15 The Street, Yatesbury, sited to the north across the lane. The single storey garage extension would be the part of the development closest to any neighbouring property; however, this is across the lane approximately 5 metres, is single storey and orientated to the south no. 15 The Street. The remaining extensions are to the rear projecting into the

No representations have been received from neighbouring occupiers.

The proposal is considered not to give rise to any unacceptable impacts upon neighbouring occupiers from overlooking, overbearing or overshadowing and is found to be in accordance with CP 57 of the WCS.

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 three-bedroom dwelling, the proposed extensions are for ground floor accommodation to extend the kitchen, provide a shower room and a garage. The driveway provides off street parking for numerous vehicles. The Wiltshire Highway provisions for parking would be two spaces for a three-bedroom dwelling, the proposal exceeds this requirement. The vehicular accesses at the property remain unchanged.

The Highways Engineer has no objection to the proposal.

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.

CONCLUSION

The design, scale, siting and materials are found to be in accordance with CP 57 of the WCS. The proposal is considered to conserve the landscape setting of the AONB in accordance with CP 51 of the WCS. The proposal is considered not to give rise to unacceptable impacts to the amenities of neighbouring occupiers in accordance with CP 57 of the WCS. The significance of the heritage assets of the neighbouring listed buildings are considered to be preserved in accordance with CP 58 of the WCS. The proposed parking and access arrangements meet with the provisions of Wiltshire Parking Standards in accordance with CP 61 and CP 64 of the WCS.

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. 02 - Existing Site Plan 1:1250 Scale and Existing Block Plan 1:500 Scale

   Drawing no. 01 – Existing Floor Plans 1:50 and Existing Elevation Plans 1:100 Scale

   Drawing no. 04 – Proposed Site Plan 1:1250 Scale and Proposed Block Plan 1:500 Scale – received 24th August 2023.

   Drawing no. 03 Rev A - Proposed floor plans1:50 and Proposed Elevations 1:100 Scale – received 23rd November 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