CASE OFFICER'S REPORT

Application Reference:	PL/2023/08576
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	03 November 2023
Case officer:	Hilary Baldwin

Site Address:	11 CLOATLEY CRESCENT, ROYAL WOOTTON BASSETT, SWINDON, SN4 7FH
Proposal:	Single storey rear extension
Recommendation:	Approve with Conditions

Proposal and Site Description

Proposal

The application seeks planning permission for a single-storey, flat roof extension to the rear of this end of terrace property.

The extension would project approximately 2.5m and have a roof height of 3m maximum, which would include a large flat roof light. Matching brick elevations to the host dwelling are proposed with glazed bi-fold doors to the rear (eastern) elevation.

The development would provide for enlarged, ground floor habitable accommodation only.

Site Description

The application site comprises a modern, three-storey, end of terrace dwelling which fronts onto Station Road to the west but set behind a large, open greensward. The property benefits from a small rear garden which is bounded to the rear (east) by the flank wall of a garage block which has first floor accommodation over. Set in a residential area of Royal Wootton Bassett, there is mix of dwelling type on the estate but a cohesive approach to architectural style and form.

Whilst there are adjacent and adjoining dwellings, the site is relatively unoverlooked as the first-floor accommodation above the garage to the rear of the site has no windows on its western flank elevation.

The site lies within the settlement boundary of Royal Wootton Bassett but is outside of the designated Conservation Area and not in close proximity to any heritage asset.

Policies

National Context:

National Planning Policy Framework (NPPF) 2023

Paragraph 11 – Presumption in favour of sustainable development

Paragraph 130 - Function and form of Development

Planning Practice Guidance (PPG)

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

Royal Wootton Bassett Neighbourhood Plan – Made April 2018
Policy 7 – Design

Key Issues
Principle of Development
Impact on the character and appearance of the settlement
Impact on adjacent neighbouring occupiers
Access, Parking and Highway Safety

Relevant Planning History
There is no planning history on the site or on adjacent and adjoining sites which are considered to impact upon the determination of this proposal.

Consultation Responses
RWB Town Council – No Objection

Representations
No letters of representation have been received in relation to the proposal.

Planning Considerations and 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.

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 policies CP1, CP2 and CP57 of the adopted Wiltshire Core Strategy, subject to assessment of site specific impacts, related policy considerations and compliance with the other policies contained within the development plan and the guidance and provisions as contained within the National Planning Policy Framework.

Impact on the Character and Appearance of the Area
The planning system promotes high quality development through good inclusive design and layout and the creation of safe, sustainable mixed communities. Good design should be indivisible

from good planning and recognised principles of good design seek to create a high-quality built environment for all types of development.

The site lies wholly within the urban settlement of Royal Wootton Bassett and within the designated settlement boundary.

The scale and bulk of the extension is considered acceptable and not untypical of this type of development for single-storey extensions ot the rear of modern dwellings. Whilst the southern side elevation would be visible within the public realm, the face brickwork would match the dwelling, which in turn would match the brick wall which bounds the southern side elevation of the site. That feature is approximately 2m high and extends the depth of the garden adjacent to Cloatley Crescent and which joins the side wall of the garage block to the rear. The proposed development would be taller than that feature, but its shallow depth and additional height would be seen against, and in conjunction with the three-storey dwelling and its red brick detailing.

The design of the proposed development is an acceptable form for both the host dwelling and the wider area and the materials are considered sympathetic to the character.

A condition is recommended to ensure that the proposed materials are as stated and can be added to any approval notice. Such a condition is considered appropriate and necessary in this instance and to meet the relevant tests.

It is noted that the Town Council has raised no objections to the proposal or made reference to the Made Neighbourhood Plan.

In this instance, due to the size and location of the development, and the use of appropriate quality material detailing to match the existing property, the proposal is considered to be in compliance with CP57, the Made RWB Neighbourhood Plan and the guidance and provision of the NPPF.

Impact on Adjacent Neighbouring Occupiers

The extension is not considered to result in significant overlooking, overshadowing, loss of privacy or noise impact upon the adjoining or adjacent occupiers. No letters of representation were received in relation to the proposal. It is noted that there is a door within the western wall of the building at No 15 Cloatley Crescent, but that doorway serves a garage and the unassociated habitable accommodation is at first floor only.

Conclusion

As such, the proposals would not conflict with the statutory requirements, as well as the national and local planning policies and the Royal Wootton Bassett Neighbourhood Plan and can be supported. The proposal would not result in harmful impacts to the residential character of the locality or to residential amenity.

It is therefore recommended that the application should be permitted subject to relevant conditions.

Conditions: (3)

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:

Location Plan. Received on 05 October 2023
Proposed Block Plan. Received on 05 October 2023
23/072 Existing and Proposed Floor Plans and Elevations. Received on 05 October 2023

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as stated on the application form and approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

Informatives: (4)

4 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website

https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

5 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.

6 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.

7 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.