DELEGATED REPORT

Application Reference:	PL/2023/07451
Application Type:	Householder Planning permission
Site Address:	2 Hillcrest, Thickwood, Colerne, Chippenham, SN14
Proposal:	Two storey rear extension and associated works.
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for a two-storey rear extension. The proposal will see the provision of an additional bedroom, bringing the total provision to three bedrooms.

The new extension is to be finished with a buff-coloured brick and concrete tiled roof. These proposed materials match the existing finishes of the host dwelling.

The proposal has an approximate ridge height of 8m. The eves heigh it comparable to the existing situation.

SITE DESCRIPTION

The application property is a semi-detached property located wholly within the Cotswold AONB.

The property is a typical early C20th semi-detached property of buff brick construction and clay tile roof. The property is located on a substantial corner plot, surrounded by a public landscaping.

There are no additional conservation, heritage, ecological or flooding policy designations covering the application site.

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design and Place Shaping

Colerne Neighbourhood Plan
Policy BE1: Character and Design

MAIN ISSUES

- Principle of Development
- Impact upon AONB

- Scale and design
- Residential amenity
- Highways

CONSULTATION

Colerne Parish Council: No comment received.

REPRESENTATIONS

- One representation was received stating that the plans are not available to view. (Officer comment- this has been checked and the plans have been made available).

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) and the made Colerne Neighbourhood Plan (CNP) are key material planning considerations. 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 and alterations 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.

Impact upon AONB

The site is wholly within the Cotswold AONB. As required by CP51 of the WCS due consideration must be given to the potential impacts of the proposed development upon the character and special qualities of the landscape and the AONB designation.

The development is within the existing curtilage and built form of the development of Colerne. Due to the proposal's reasonable proportions and location within the built form of North Colerne it is not considered to result in an unacceptable encroachment into the countryside and wider landscape views.

It is considered that this design approach will ensure that the extension integrates effectively into the site and wider landscape views would be unharmed. As such the existing character and natural beauty of the surrounding AONB would be preserved in accordance with CP51 and the NPPF.

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 proposed two storey extension has an approximate height of 8m with a depth of approximately 3.4m closest to No 1 and a depth of approximately 4.5m on the outside edge. The proposal has an approximate width of 5.8m. The proposal is to be conjoined to the existing property which has a cumulative depth (including the original building and the existing single storey element) of approximately 10m. The plot has a total depth of approximately 24m.

The proposal broadly mirrors the existing two storey element to the neighbouring property. In terms of scale and form. It is a noticeable addition to the original building and the plot. However, the extension is easily accommodated within the plot and proportionate in scale to the original property. Accordingly, t is not considered that the scale of the proposal would suggest that the original building is being overdeveloped.

The proposal in this instance is finished in golden buff brickwork, to match the existing brick of the original building. The materials are sympathetic to the vernacular of the host dwelling and the wider area, reading 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 and Policy BE1 of the CNP.

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 proposed two storey extension has an approximate height of 8m with a depth of approximately 3.4m closest to No 1 and a depth of approximately 4.8m on the outside edge. The proposal has an approximate width of 5.8m.

While the proposal is large it is approximately 2.5m away from the neighbouring property No 1. As a result of the relative distance and proposals orientation it is not considered that the proposal in this instance would result in an unacceptable impact upon the amenity of the neighbouring property in terms of overshadowing, overbearing impact, or a loss of light.

A window is proposed on the north-west elevation which faces towards No 1. This is labelled as serving the proposed ensuite. While it would be expected for an en-suite window to be obscure glazed a condition will be attached requiring the window to be obscure glazed to ensure that there are no unacceptable amenity impacts upon either the applicant’s or the neighbouring property.

There is also a window serving the proposed bedroom on the rear elevation. This is a new window, while there is an existing window on the rear elevation this serves the main bathroom and appears to be obscure glazed. As such the existence of this window does not mitigate the installation of the new window. While the new window will create an elevated view to the rear, due to the intervening distance, and suburban character of the estate, it is not considered that the relationship between properties would be unacceptable. Indeed, the new window is considered to be comparable to the typical relationship between properties in a residential area and as such it is considered on balance to be acceptable, and complies with 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 unacceptably upon the character of the area, wider landscape, highways safety, and subject to the imposition of planning conditions, is not considered to have an unacceptable impact upon the amenity or living conditions of the adjoining occupiers. The proposal is therefore in accordance with Core Policy 51 and 57 of the Wiltshire Core Strategy, Policy BE1 of the Colene Neighbourhood Plan and relevant sections of the National Planning Policy Framework (2023).

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

See decision notice