DELEGATED REPORT

Application Reference:	PL/2023/09056
Application Type:	Householder Planning Permission
Site Address:	8 Poplar Way, North Colerne, Chippenham, SN14 8PP
Proposal:	Single storey rear extension.
Recommendation:	Planning Permission be GRANTED.

PROPOSAL

The proposal seeks planning permission for the construction of a single storey extension to the rear (north) elevation to provide additional internal habitable space (WC and utility facilities).

The "householder" application form has been completed and there is no suggestion that the extension would be for any other purpose than that associated with the occupation of no.8 Poplar Way as a domestic dwellinghouse.

It is noted that a separate planning permission has been recently granted for the immediate neighbour no.7 Poplar Way - *(PL/2023/08141 - Two storey rear extension – Approved with Conditions*). The proposal seeks to erect a single storey extension which would share the party wall with the proposed extension to no.7.

DESCRIPTION/CONTEXT

The application relates to a terraced dwelling located in north Colerne. The property is situated on a former military housing estate which is now in private ownership. The area is characterised by similarly designed, semidetached and terraced residential dwellings.

The application site is located within the Cotswold AONB (Cotswold National Landscape). It is not covered by any conservation or ecological policy designations.

PLANNING HISTORY

No relevant planning history pertinent to this application.

POLICIES

- National Planning Policy Framework (NPPF)
- Wiltshire Core Strategy Policies (WCS): CP51, CP57
- Colerne Neighbourhood Plan Policies: BE1 (Character and Design), Policy NE1: Landscape and Natural Environment
- Cotswolds Management Plan 2023 - 2025: Policy CE1 (Landscape)

ISSUES

- Principle of Development
- Design, Scale and Materials
- Residential Amenity
- Landscape

CONSULTATION

Colerne Parish Council: Support.

REPRESENTATIONS

None 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. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Principle of Development

The principle of domestic extensions and alterations within the curtilage of existing dwellings is considered acceptable, providing those proposals are compliant with the requirements of relevant policies within the development plan.

Design, Scale and Materials

Core Policy 57 of the WCS requires new development to respond positively to existing landscapes in terms of building layout, built form, height, mass, scale, building line and materials in order to effectively integrate the building into its setting. Consideration must also be given to Policy BE1 within the Colerne Neighbourhood, which states that development proposals should respond positively and distinctively to the National Model Design Code and the Colerne Design Statement as appropriate to their scale, nature and location. In particular, BE1 highlights that development proposals should be designed in a way which takes account of their surroundings in their built form, height, materials, historic character and boundary treatments.

The proposal is seeking to construct a single storey extension to the rear of the dwelling. The extension will be of a simple design with a lean-to style roof, against the recently permitted extension to no.7. The dwelling is set within a good-sized plot and the development is to be at the rear of the dwelling and would not unacceptably impact the wider character and appearance of the locality. Where views could be glimpsed, they would be read against existing residential form. Proposed materials include matching roof materials, UPVC fenestration with the introduction of render to the external walls. Whilst render could be viewed as a divergent material, the application of render remains sympathetic to the prevailing character and appearance of the host dwelling and wider area.

In the event of both extensions (to no.7 and no.8) being implemented as is envisaged by the submitted plans, the potential cumulative impact on this proposed extension to no.8 and the recently permitted, and larger, extension at no.7 continues to be considered acceptable.

The proposal is considered to be acceptable in terms of size, design and materials and complies with the requirements of CP57 to the Wiltshire Core Strategy as well as policies BE1 of the Colerne 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 proposed extension would be located to the rear of the dwelling and would be limited to single storey in height and the works would provide an amenity benefit to the occupiers by providing more internal space. Therefore, given the site orientation, location of the extension and limited height of the proposed works, the proposals are not considered to have an unacceptable impact on neighbouring amenity by way of overshadowing, overbearing or loss of light. The proposal is proposing new fenestration, as the proposed works are limited to single storey, all views from the windows and doors look onto the amenity of the existing dwelling, ensuring there is no unacceptable loss of privacy experienced by the neighbouring properties.

The proposed extension appears to adopt a lean-to approach against the recently permitted extension to no.7. The submitted plans assume the implementation of the extension to no.8, with no countenance of the proposed extension being implemented alone. However, it is considered possible to reasonably infer that the new extension would present as a blank brick wall to the common boundary with no.7 in the event the extension to no.7 does not take place. That wall would extend to a level just below cill height of the first floor window, which whilst substantial, is not considered to be so excessive that it would cause an unacceptable impact on the amenities of the neighbour in the context of the reasonably sized garden available. Indeed, the proposal would deliver new fenestration which does not face the nearest neighbour or that of no.9, which is positioned further from the extension proposed. An informative should be used to remind the applicant of the requirements of the Party Wall Act 1996.

On the other hand, and on the assumption the extension to no.7 does take place (which is perhaps more likely given the recency of that permission), the proposed extension would be single storey in height and be attached to the neighbour along the common boundary, extending to a similar depth of the recently granted extension. In this manner, the proposals are not considered to have an unacceptable impact on neighbouring amenity by way of overshadowing, overbearing or loss of light.

In the context of the nature and layout of the development, and in either event of the extension to no.7 taking place or not, there are considered to be no unacceptable impacts upon the amenities and living conditions of neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

Landscape

Core Policy 51 and Chapter 11 of the NPPF is applicable as the application site is wholly located within the Cotswold AONB (Cotswold National Landscape). In regard to impacts on the AONB, Core Policy 51 of the WCS and Policy CE1 the Cotswolds Management Plan and position statement seek to ensure that the landscape character, scenic quality and geological features of the AONB are conserved, and where possible enhanced. The site is located within the Cotswolds Area of Outstanding Natural Beauty where the impact of development on the wider landscape is an important consideration.

Additionally, Core Policy 57 indicates that proposals should relate positively to its landscape setting by ensuring that important views into, within and out of the site are retained and enhanced. Core Policy 51 requires that proposals affecting the AONB shall demonstrate they have taken account of the objectives, policies and actions set out in the Management Plans for these areas.

Due to the application proposing a relatively minor single storey extension and alteration to the rear of an existing to the existing envelope of a dwelling there would be not any unacceptable impacts on the character and appearance of the area or AONB as a result. Due to the appropriate scale of the proposal and the design being read within an existing residential curtilage, there is considered to be no harm to the openness of the AONB. It is considered that the proposal complies with CP51 and CP57 to the Wiltshire Core Strategy, policy NE1 to the Colerne Neighbourhood Plan and policy CE1 to the Cotswolds Management Plan 2023 – 2025.

CONCLUSION

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The above report has shown that this proposal is in accordance with the NPPF, Wiltshire Core Strategy Policies: CP51, CP57, the policy BE1 and NE1 to the Colerne Neighbourhood Plan and policy CE1 to the Cotswolds Management Plan 2023 - 2025, as it is of an acceptable design and will not have a detrimental effect on the character and appearance of the area, host dwelling, neighbouring amenity or wider landscape including the AONB. It is therefore recommended that this application is approved with conditions.

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:

Existing Plan and Elevations 2554/3
Location Plan and Site Plan
Proposed Plans and Elevations 2554/2

Received: 17.10.2023

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 match in material, colour and texture those detailed on the application form and approved drawings.

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