DELEGATED REPORT

Application Reference:	PL/2023/08633
Application Type:	Householder Planning permission
Site Address:	3 FAIRLEIGH RISE, KINGTON LANGLEY, CHIPPENHAM, SN15 5QF
Proposal:	Replacement Front & Rear External Door
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for replacement front & rear external doors. The proposal will see a rosewood part glazed front door and a chartwell green colour timber door with a glazed panel.

The existing doors appear to be timber construction with glazed panels/inserts.

SITE DESCRIPTION

No.3 Farleigh Rise is a modern detached property located in a small estate of similarly designed and laid out properties.

The site is wholly within the Kington Langely Conservation Area (KLCA).

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 57: Ensuring High Quality Design and Place Shaping

MAIN ISSUES

- Principle of Development
- Impact upon heritage asset
- Scale and design
- Residential amenity

CONSULTATION

Kington Langely Parish Council: Support.

REPRESENTATIONS

One representation received which supports the proposal. Comment is available in full on the Council website under the application reference.

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 alterations to domestic properties is established as acceptable. However, the detail of the proposals must also be considered against other policies within the development plan.

Impact upon heritage assets

The proposal is wholly located within the KLCA and as required by CP58 of the WCS due consideration is given to the potential impact of the proposed development upon the character and setting of the conservation area.

The proposal seeks to replace the existing timber doors on the front and rear elevation with replacement timber doors. The proposal will see the replacement doors being broadly comparable to the existing situation, with the front door being a composite door finished in rosewood colour with glass inserts and the rear door being composite, Chartwell green with glass inserts.

While the proposed doors are composite rather than the current timber it is not considered that this change in materials is considered to result in harm to the character or appearance of the wider area. Indeed the appearance of the proposed doors are considered to remain a sympathetic addition to both the host dwelling and the wider character of the KLCA.

As no harm has been identified by this proposed alteration it is considered that the proposal is acceptable and complies with the requirements of CP58 of the WCS.

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 replacement doors are considered to be of broadly similar appearance and construction to that of the existing and can be described as being typical to a modern domestic property. In terms of design the proposed form and finish of the timber doors are considered to be sympathetic to the character and setting of the host dwelling.

In terms of scale and design the proposal in its totality is considered to comply with the requirements of CP 57 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.

As the proposal seeks to replace the existing front and rear doors it is not considered that the proposal would result in an unacceptable impact of neighbouring properties in terms of overlooking, overbearing impact or loss of light.

The proposal is considered to comply with the requirements of 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 cause no impact or harm to the character and significance of the Kington Langley Conservation Area. 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 57 and 58 of the Wiltshire Core Strategy and relevant sections of the National Planning Policy Framework (2023).

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

See decision notice.