DELEGATED REPORT

Application Reference:	PL/2023/08348
Application Type:	Planning Permission
Site Address:	47-48 Dolphin Cottage, Peckingell, Langley Burrell, SN15 4LJ
Proposal:	The renovation, extension and refurbishment of the house.
Recommendation:	That Planning Permission is GRANTED with Conditions

PROPOSAL

This application seeks planning permission for a two storey wrap around extension with a single storey side aspect, new front porch area, a triple space detached garage, solar panels, additional window on the southeast existing elevation and removal of small bathroom window on northwest elevation. Plans also indicate internal reconfiguration.

The ground floor extension will make room for an open space dining area, kitchen, and seating area and a separate boot room and pantry and will consist of a new entry door and two windows on the southeast elevation, bi-fold doors, French doors and a window on the northeast elevation, two doors and a window on the southwest elevation and two windows on the northwest elevation. The first-floor extension will provide 3 bedrooms and a family bathroom and will consist of French doors out into a balcony and a window on the southeast elevation, a window on the northeast elevation, two windows on the southwest elevation and two windows on the northwest elevation. The pitch roof garage will consist of three garage doors on the northeast elevation and a door on the southeast elevation.

The site benefits from planning permission PL/2023/02968. The cover letter explains that the revised asses and driveway have been implemented in accordance with that permission. The applicant has submitted this new application for an extension situated on the southwest portion of the dwelling which differs to the approved extension which was situated on the northeast area of the dwelling. The only aspect that remains the same is the triple car garage which has not altered from the approved application PL/2023/02968.

The development and works are intended for purposes associated with the occupation and use of 47-48 Dolphin Cottage as a single residential dwellinghouse.

DESCRIPTION/CONTEXT

The application related to a generous site currently occupied by a two-storey detached dwelling at Peckingnell which lies on the south-eastern side of the village of Langley Burrell. The plot comprises a large, splayed entrance way, flanked by grass verge that forms a relatively large area of amenity space to the front and side of the dwelling. To the rear is a further strip of domestic garden adjacent to open agricultural land.

The building itself is of a traditional design and construction which adopts a narrow gable roof finished externally in brick with stone detailing, under a slate roof. There is also a later addition two storey side extension, conservatory and flat roof rear/side extension in render (cream colour) that was built over 10 years ago.

The dwelling is located in undesignated open countryside and is not covered by any archaeological or ecological designations.

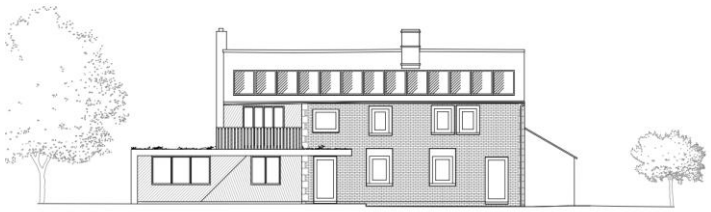
PLANNING HISTORY

PL/2023/02968	The renovation, extension and refurbishment of the house.	Approved

Application PL/2023/02968 was approved for the following:



North-East Elevation



South-East Elevation



South-West Elevation



North-West Elevation

POLICIES

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).

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

<u>Langley Burrell Neighbourhood Plan 2016-2026 (LBNP):</u>

- VB1: Scale and Character of Development

Wiltshire Core Strategy Policies 2015 (WCS):

- Core Policy 41: Sustainable Construction and Low-Carbon Energy
- Core Policy 42: Standalone Renewable Energy Installations
- Core Policy 57: Ensuring High Quality Design and Place Shaping

National Planning Policy Framework 2023 (NPPF)

ISSUES

The main issues in the consideration of this application are:

- Principle of Development
- Design and Appearance
- Residential Amenity
- Parking and Access

CONSULTATION

Langley Burrell Parish Council: No Objection

Highways: No Objection

REPRESENTATIONS

Consultation has been carried out no letters of objection or concern were received from neighbouring residents or third parties.

ASSESSMENT

Principle of Development

The principle of providing and extending facilities in association with existing residential accommodation is considered acceptable in principle. Furthermore, proposals for the installation of low carbon and renewable energy generation/installations are supported in principle by policies CP41 and CP42 to the Wiltshire Core Strategy.

However, the detail and other site-specific impacts, must also be considered against other relevant policies within the development plan and the guidance and provisions as contained within the National Planning Policy Framework.

Design and appearance

Core Policy 57 requires a high standard of design in all new developments; of particular relevance to householder developments is paragraph (iii) which require development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale,

building line, plot size, elevational design, materials, streetscape, and rooflines to effectively integrate the building into its setting.

Good design helps to provide a sense of place, creates, or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; the layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard of poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality. A high standard of design is required in all new developments, including extensions, alterations, and changes of use of an existing building.

The 2023 permission concluded that the proposed extension, internal works and detached garage would be appropriate with regards to the scale of the proposal in relation to the plot, materials, natural screening and being set back from the road.

The current proposal would also sit comfortably in the immediate area and is not considered to read as a visually intrusive addition. Though still accumulatively sizable, the extension and garage remain subservient, and are easily accommodated within the plot. The dwelling is set back from the road substantially and broadly screened by vegetation and in conjunction with the use of acceptable materials will ensure that the additions do not appear prominent within the street scene.

However, it has been noted that the current proposal would not sit within the footprint of the previous approved development (PL/2023/02968) and it would be possible for the applicant to lawfully implement both. Whilst the applicant only wishes to implement this current proposal, in this instance, both developments have been taken into consideration.

Whilst the implementation of both extensions would result in a large extension almost double the size of the original dwelling, the additional first floor rear extension over the existing rear building and single storey side extension (both approved in 2023) would not result in an unacceptably harmful development overall. The additions would be situated at the rear of the dwelling and views into the property are reduced due to the natural screening that bound the site along the front elevation. The entrance will be moved southwest of the site to allow the front aspect of the dwelling to become the principal aspect. The proposal site is also situated on a dead-end road which serves several properties and a holiday let. Whilst there are views from the road, it is notable that this road is essentially a dead-end for vehicles to any destination other than the few dwellings along that road and as such is relatively lightly trafficked.
There are public rights of way in the vicinity LBUR43 & 55 though these do not pass closely to the rear of the site. Whilst the extensions are a noticeable addition to the host dwelling, the proposals are easily accommodated within the plot and do not result in overdevelopment.

With regards to the materials, the entire existing dwelling was finished with a cementitious render, however, underneath the render is a brick and ashlar quoined historic portion of the dwelling. The applicant proposes to strip and repoint the original brick and ashlar materials and the portions retained are proposed to be K-rendered in Limestone White. The portions of the proposed side and rear extension are to be cladded with shiplap diagonal planked larch and rendered in limestone white.

Whilst the render is divergent from the brick and timber cladding used in the existing and proposed side and rear extension, in this instance such a use of different materials when extending an existing building is a commonly used approach since it can assist when attempting to avoid new, ancillary, development competing with the existing building it is intended to serve. The horizontal timber cladding is also seen within the area and farms nearby, more specifically the neighbouring property 49 Peckingell and therefore be in keeping with the surrounding area. The proposal is considered to broadly reflect and respond to the character of the building and is largely sympathetic to the appearance of the host dwelling and the wider area.

The overall design and material finish is of a high quality and it is considered that the outward of the appearance of the dwelling and site would be improved thought the redevelopment. As such, the scale and design of the proposals are considered to be acceptable and comply with Core Policy 57 of the WCS and VB1 of the LBNP.

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.

In respect of the residential amenity, the proposed development would not present a significant impact upon the living conditions of the neighbouring residents through unacceptable overlooking or oppressiveness. Due to the footprint of the proposed extensions and detached garage, it is considered that the impact on neighbour amenity will be low. Whilst there will be a balcony on the front elevation and a window proposed on the south-west elevation, no. 49 Peckingell dwelling is situated roughly 35.0m from the proposed side/rear extension. The distance is such that impacts to residential amenity at no. 49 Peckingell would be considered low. Given the scale, mass, and position, the proposal would not result in unacceptable harm, significant loss of daylight or sunlight and would not be intrusive to neighbour amenity.

It is noted that during public consultation, there were no objections or concerns raised by neighbouring properties or third parties.

In the context of the nature and layout of the development, there is no unacceptable impact upon the amenities and living conditions of the neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

Parking and Access

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 proposal is to provide three covered vehicle parking spaces and would not alter the existing access with the public highway as previously approved. The Highways Officer raises no objection to the proposal. Even in the event that some combination of the two permissions were implemented creating further bedroom spaces, there would remain sufficient on-site parking for a 3+ bedroom dwelling in accordance with the Council's parking standards.

The parking and access are considered to be acceptable and comply with Core Policy 61 and Core Policy 64 of the WCS.

CONCLUSION

The potential impacts of this development have been taken into consideration. In terms of the scale, design and materials, the proposal would not harm amenity or the character of the dwelling or the area. The proposal is in accordance with the aims of the NPPF and the requirements of the relevant Core Policies in the WCS; CP41, CP42 and CP57 and requirement of the relevant Langley Burrell Neighbourhood Plan; VB1. It is therefore recommended that this application be 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:

Proposed NE-SE Elevations (Revised): Dwg No. 707-PL-14B; Received 29 November 2023
Proposed SW-NW Elevations (Revised): Dwg No. 707-PL-15B; Received 29 November 2023

Proposed Ground Floor Plan (Revised): Dwg No. 707-PL-11A; Received 25 October 2023
Proposed First Floor Plan (Revised): Dwg No. 707-PL-12A; Received 25 October 2023
Proposed Site Plan (Revised): Dwg No. 707-PL-13A; Received 25 October 2023

Existing Site Plan: Dwg No. 707-PL-1A; Received 3 October 2023

Proposed Garage Site: Dwg No. 707-PL-13; Received 28 September 2023
Proposed Garage Elevations: Dwg No. 707-PL-16; Received 28 September 2023
Existing Ground Floor Plan: Dwg No. 707-PL-02; Received 28 September 2023
Existing First Floor Plan: Dwg No. 707-PL-03; Received 28 September 2023
Existing Roof Plan: Dwg No. 707-PL-04; Received 28 September 2023
Existing NE-SE Elevations: Dwg No. 707-PL-05; Received 28 September 2023
Existing SW-NW Elevations: Dwg No. 707-PL-06; Received 28 September 2023
Location Plan: Dwg No. 707-PL-00; Received 28 September 2023
Covering Statement: Received 28 September 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 interest of visual amenity and the character and appearance of the area.

INFORMATIVES:

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.

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.

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.