CASE OFFICER'S REPORT

Application Reference:	PL/2023/08805
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	03 November 2023
Case officer:	Stefan Galyas

Site Address:	10 Ashfield Road, Chippenham, SN15 1QQ.
Proposal:	Single storey rear extension
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The site constitutes a two-storey mid terrace dwelling with a pitched roof. The rear elevation of the property has previously been extended through the form of a flat roof conservatory and lean-to store. The dwelling abuts the roadside with a small front garden and uses the same palette of materials as the rest of the terrace along Ashfield Road to its front elevation. The terrace displays an attractive brickwork pattern whereby light bricks are used sporadically amongst the primarily red brick exterior in order to create visual interest among the street scene.

The application site is located within the defined settlement framework for Chippenham, identified by the Wiltshire Core Strategy as a Principal Settlement.

In regards to policy constraints, the site is located within the Chippenham Conservation Area and is located within 50m of a Grade two listed building to the south-east at No.11-17 along Greenway Lane. According to Wiltshire and Swindon's Biological Records Centre, there is record of a bat roost within a close proximity of the site at No.8 Ashfield Road.

PROPOSAL:
The application seeks planning permission for the development of a single storey lean-to extension. The proposal would add two rooflights to the extensions roof slope and would remove the existing rear elevation lean-to store.

The proposal would be 4.5m in length, 2.6m in width and would have a maximum height of 3.5m. External materials would constitute facing brickwork to match existing to the walls, brown regent concrete roof tiles and uPVC windows and doors.

RELEVANT PLANNING HISTORY:
None.

POLICIES:
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019

Wiltshire Core Strategy:
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP10 (Chippenham Community Area)
CP57 (Ensuring High Quality Design & Space Shaping)
CP58 (Ensuring the Conservation of the Historic Environment)
CP62 (Development Impacts on the Transport Network)
CP64 (Demand Management)

Supplementary Planning Documents:
Chippenham Conservation Area Statement (Adopted 2004).

Planning (Listed Buildings and Conservation Areas) Act 1990
Section 66(1) – Special regard to be had to the preservation of a listed building or its setting.
Section 72(1) – Special attention to be paid to preserving or enhancing the character or appearance of a conservation area.

REPRESENTATIONS:

Chippenham Town Council – No objection.

Letters – There were no letters of representation received in response to the proposal.

ISSUES:
The main considerations which are material to the determination of this application are listed below:
• Principle
• Character & Design, Including Heritage Assets
• Neighbouring Amenities

PLANNING 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 be made in accordance with the Development Plan unless material considerations indicate otherwise.
The Planning (Listed Buildings and Conservation Areas) Act 1990 states within Section 66(1) that 'special regard' be given to the desirability of preserving a listed building, it setting or any features of special architectural or historic interest which it possesses.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, in considering whether to grant planning permission to pay special

attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

In having 'special regard' in regard to listed buildings and paying special attention to conservation areas, the NPPF states that the assessment must identify whether the proposal causes substantial harm, less than substantial harm or no harm to the heritage asset.

Principle:
The principle of extending or altering an existing dwellinghouse located within the defined settlement framework is considered to be acceptable and in accordance with Core Policies 1, 2, 10 and 57 of the WCS.

Character & Design, Including Heritage Assets:
Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts.

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 or 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 existing buildings.

Core Policy 57 of the WCS seeks to secure a high standard of design in all new developments, including extensions, alterations and changing the use of existing buildings. Among other matters, it requires proposals to be sympathetic to and conserve historic buildings and historic landscapes (iv). Core Policy 58 (iii) states that designated heritage assets, including buildings and structures of special architectural or historic interest, and their settings, will be conserved and where appropriate enhanced in a manner appropriate to their significance.

The proposal being set within the designated Conservation Area must have regard to the Chippenham Conservation Area Statement. The guidelines within that document contain recommendations for the control of development that are specific to each character area.

The application site is located within Character Area 5: Malmesbury Road and Langley Road. Ashfield Road is described as having undergone a number of incremental changes over the years such as the addition of variety of PVC window types and roof tiles.

The Conservation Area Statement sets out some development guidelines for localised development to follow within the character area. Within guideline 1 it states that "Any new development should not be detrimental to the positive views identified in the character analysis.".

It is noted that there are no key positive views identified within the Statement along Ashfield Road.

The proposed development would be set to the existing dwellings rear elevation and would likely be conspicuous from an obscure angle along Greenway Lane. The proposed development would be single storey and appear subservient to the host dwelling through the use of a lean-to roof pitch. Additionally, some design features would be retained as part of the proposed development such as the existing single storey gable to the rear of the property. The use of matching materials is considered to further assimilate the proposal into its surroundings. Therefore, it is considered that the development would likely have a neutral impact on the Conservation Area.

As such it is considered that the proposal would accord with the provisions of Core Policies 57 and 58 of the WCS as well as Paragraphs 130, 194, 195 and 197 of the NPPF.

Neighbouring Amenities:
WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings". Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

The proposal would increase the existing built form height presented on the conservatory by approximately 0.6m. The extensions maximum height would match the retained rear gable element, ensuring the development would be of a single storey scale. As a result of the limited height of the proposed extension, it is considered that the proposal would not give rise to an unacceptable overbearing or overshadowing impact on the adjacent neighbouring dwellings.

There would be no additional windows added to the dwellings side elevations that would look out towards the adjacent dwelling's gardens. The window openings to the rear elevation are considered to match the existing view and would not result in an overlooking impact. It is noted that there were no letters of objection received in response to the proposal.

Accordingly, it is considered that the proposal would not result in significant harm in regard to overshadowing, overbearing or loss of outlook on neighbouring properties. Thus, the proposal would accord with the requirements of Core Policy 57vii of the WCS.

CONCLUSION: The proposed development is considered acceptable and in accordance with Core Policies 1, 2, 10, 57 and 58 of the Wiltshire Core Strategy and the relevant paragraphs of the NPPF.

RECOMMENDATION: That planning permission be GRANTED subject to the following 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:

Application Form & Certificate
2512-04 P1 – Proposed Block/ Roof Plan
2512-06 P1 – Proposed Elevations and Site Section
2512-05 P1 – Proposed Ground Floor
All received 12/10/23

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 plans.

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

Informatives: (4)

4 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.

5 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.

6 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.

7 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2017) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England’s website for further information on protected species.