CASE OFFICER'S REPORT

Application Reference:	PL/2023/05903
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	15 August 2023
Case officer:	Stefan Galyas

Site Address:	11 WINKINS LANE, GREAT SOMERFORD, CHIPPENHAM, SN15 5HY
Proposal:	Proposed Extension
Recommendation:	Refuse

Site Description

The application relates to No.11 Winkins Lane, a two-storey semi-detached dwelling set within a cluster of two storey semi-detached properties. The property is set back from the roadside and is accessed by a small footpath to its front elevation. There is some existing parking provision to the site's rear (southern) boundary which serves the row of dwellings. The dwelling is composed of brick walls, a concrete tiled roof and uPVC windows and doors. The existing dwelling has a hipped roof and a small single storey, flat roofed element to the side. The site is spacious and is afforded garden amenity space to both its front , side and rear elevations.

The site is located within the defined settlement boundary for Great Somerford, identified by the Wiltshire Core Strategy as a Large Village.

The site is located within the Great Somerford Conservation Area and there is a public right of way to the east of the site registered under the reference GSOM2. The site also has an identified surface water flood risk.

Proposal

Planning permission is sought for the development of a two-storey front elevation extension. As part of the scheme, the single storey flat roofed element would be demolished and room for two additional car parking spaces would be created to the dwelling's rear elevation. External materials would constitute brick walls, a tiled roof and uPVC windows and doors.
The proposal would be approximately 4m in length, 5m wide, have an eaves height of 5.1m and a ridge height of 7.5m.

Policies

Wiltshire Core Strategy (WCS) (Adopted January 2015)
Core Policy 1 – Settlement Strategy
Core Policy 2 – Delivery Strategy
Core Policy 13 – Malmesbury Community Area
Core Policy 51 – Landscape
Core Policy 57 – Ensuring High Quality Design and Place Shaping
Core Policy 58 – Impact on Heritage Assets
Core Policy 64 – Demand Management

Great Somerford Neighbourhood Plan (November 2017)

Wiltshire Local Transport Plan 2011-2026
Car Parking Strategy

National Planning Policy Framework (NPPF) (2023)
Paragraph 2- Compliance with the Development Plan
Paragraphs 7 and 8 – Sustainable Development
Paragraph 11 – Presumption in Favour of Sustainable Development
Paragraph 38 – Proactive Approach to Decisions
Paragraph 47 – Determination in Accordance with the Development Plan
Paragraph 110 – Consideration of Development Proposals
Paragraph 111 – Highways
Paragraph 130 – Function and Form of Development
Paragraphs 194, 195, 197, 199 and 202 – Proposals Affecting Heritage Assets
Section 12 – Achieving Well Designed Places

Planning Listed Buildings and Conservation Areas Act Adopted 1990
Section 72(1) – Special attention to be paid towards the preservation and enhancement of a Conservation Area

National Design Guide 2021

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.

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.

Key Issues

Principle of Development
Impact on the Character and Appearance of the Locality, Including Heritage Assets
Impact on Residential Amenity
Access and Parking

Relevant Planning History

PL/2023/09237 - New dwelling - Under consultation awaiting determination.

Consultation Responses

Great Somerford Parish Council: No response received.

Representations

There were no representations received in response to the application.

Principle of Development

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 and 57 of the WCS.

Impact on the Character and Appearance of the Area, Including Heritage Assets

Core Policy 57 (iii) of the WCS requires proposed 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. 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.

Paragraph 194 of the NPPF requires the applicant to describe the significance of any heritage asset affected. This requirement is not met in this instance as no supporting statement was submitted as part of the application.
Paragraph 195 of the NPPF requires that the local planning authority to identify and assess the particular significance of any heritage asset that may be affected and take this into account when considering the impact of the proposal.

The National Design Guide (2021) states that “to communicate the benefits of a scheme, it is important to explain how the design of a development relates to context and local character” (Paragraph 44). It adds that “well-designed places and buildings are influenced positively by:
• The history and heritage of the site, its surroundings and the wider area, including cultural influences;
• The significance and setting of heritage assets and any other specific features that merit conserving and enhancing;
• The local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of facades, characteristic materials and details”. (Paragraph 46).
The conservation area by virtue of its designation is significant in heritage terms and
this significance is likely to arise from its aesthetic (fortuitous) value and historical
(illustrative) value. It is noted that there is no adopted Conservation Area Statement for Great Somerford which proposed development should respect.

The dwelling forms one half of a semi-detached light brick building with red brick quoins and detailing. The property is positioned away from the roadside and is accessed by a footpath to the

front elevation. The property is set back from the roadside by the two dwellings at No.14 and 13 which form the sites immediate context. Along the cluster of four semi-detached dwellings to the south-eastern side of Winkins Lane, a strong, linear building line is visible, this is also mirrored by the semi-detached pair of dwellings opposite. None of the dwellings have extended to their front or rear elevations, maintaining this clear form.

The street scene is characterised by a mix of architectural types with bungalows and two storey dwellings with mansard style roofs. Accordingly, some dwellings have altered their external appearance and form over time while others have stayed the same. The locality has primarily traditional style dwellings, and it is noted that there aren't any listed buildings within the site's immediate vicinity.

The proposal would present a sizable two storey extension which would not appear subservient to the host dwelling and unbalance the semi-detached pair. Additionally, the proposed extension would be set to the existing dwellings front elevation and would be readily visible from the streetscene and the public right of way. The proposed extension would project by 4m from the host dwellings primary elevation. This is considered to be a significant break from the existing uninterrupted, linear building line which exists along the cluster of the four semi-detached dwellings. Thus, the proposal is considered to present an incongruous feature and fail respond positively to the existing townscape terms of building layouts, built form, mass, scale, building line, elevational design, and streetscape.

In light of the above, the proposal fails to preserve or enhance the Conservation Area. Paragraph 202 of the NPPF requires that the local authority weigh any harm inflicted against the public benefits which would be achieved. It is considered that the proposed off road parking spaces proposed would be for private use and the proposal would not offer any discernible public benefit.

Overall, it is considered that the proposal would introduce an incongruous feature to the sites immediate surroundings by breaking the existing building line as shown through from No.14 to 11. The proposal would cause less than substantial harm on the Conservation Area with no discernible public benefit. The extension does not pay special attention to preserving nor enhancing the character and appearance of the Conservation Area as required by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Accordingly, the proposal would conflict with the provisions of Core Policy 57 (iii) and Core Policy 58 and Paragraph 130, 194, 197 and 202 of the NPPF.

Impact on Residential Amenities

Section vii of Core Policy 57 of the WCS refers to the need to protect the amenities of existing occupants and to make sure that appropriate levels of amenity are achievable within the development itself. Additionally, Paragraph 130(f) of the NPPF states planning decisions should create places that are safe, inclusive and accessible. Furthermore, a high standard of amenity for existing and future users is encouraged among other matters.

The proposal would be set away from the neighbouring dwelling and would create two new window openings on the north-western elevation. It is considered that these windows would mirror the existing view and would have an adequate degree of separation from the neighbouring dwellings. Therefore, the proposal is not considered to give rise to an unacceptable overlooking or overbearing impact on adjacent neighbouring occupiers.

Access and Parking

The proposal would provide two additional parking spaces to the dwelling's rear elevation where the garden amenity space would be. These parking spaces are considered to meet the parking provisions set out in Core Policy 64 of the WCS.

Conclusion

It is considered that the siting beyond the front elevation would significantly break the existing linear building line displayed along the cluster of dwellings, stretching from No.14 to 11. The proposal would fail to respect local character and would not conserve or enhance the setting of the Conservation Area. These alterations are considered to result in less than substantial harm on the Conservation Area with no evident public benefit. Thus, the proposal would fail to accord with the provisions of Core Policy 57 and 58 of the Wiltshire Core Strategy, Paragraphs 130, 194, 197 and 202 of the NPPF and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Recommendation

That planning permission be REFUSED due to the following reason:

Refusal Reason(s): (1)

1 By reason of the design and siting of the proposal which projects significantly beyond the principle elevation of the dwelling, the proposal fails to respond to the existing building line and features within the site's immediate locality. The proposal therefore fails to respect local character and does not conserve or enhance the setting of the Conservation Area. The proposal is therefore contrary to the provisions of Core Policy 57 and 58 of the Wiltshire Core Strategy, Paragraphs 130, 194, 197 and 202 of the NPPF and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.