DELEGATED REPORT

Application Reference:	PL/2023/08601
Application Type:	Planning permission House Holder
Site Address:	3 Juniper Close, Calne, SN11 8GP
Proposal:	Conservatory
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application is for a conservatory to the rear of a domestic dwellinghouse.

The proposal will be of a brick to match the existing elevations and white UPVC rafters and blue tinted glass to the roof. Windows and doors are to be in white uPVC frames with double glazed clear glass units.

The conservatory will project by approximately 3 metres from the rear elevation of the property, sited approximately 300 mm from the northwest boundary and approximately 1.6 metres from the south west boundary the proposed is approximately 3 metres in width.

The north west side elevation is proposed as a solid elevation with the boundary fence left in place and render is to be applied to visible blockwork, the rear elevation has a solid lower wall with windows above and the second side elevation has one window to the side of two full glazed doors.

The height to the ridge is approximately 3 metres the height to the eaves is approximately 2.15 metres, the roof is a gable style for approximately 1.5 metres off the rear of the house with the remaining roof forming a hipped over 1.5 metres.

The application is made as ancillary accommodation to the existing residential use of the property.

SITE DESCRIPTION/CONTEXT

The property known as no. 3 Juniper Close, Calne is a semi-detached two storey dwelling within a recent residential development to the Northeast of the Town of Calne off the main Oxford Road. The elevations are in red brick with a render section to the first floor at the front with white upvc double glazed window units.

The property has off street parking for two vehicles to the front and side pedestrian access to the rear garden.

The rear garden is enclosed by close board timber fencing approximately 1.8 metres in height.

There are no other designations upon the property.

PLANNING HISTORY

11/03524/OUT – Residential Development – Approved with conditions

15/05831/REM – residential development - Approved with conditions – Permitted development rights removed for extensions and external alterations.

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 8: Spatial Strategy for Calne Community Area
Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 61: Transport and Development
Core Policy 64: Demand Management

Calne Neighbourhood Plan - made February 2018
Policy BE2 – Design Principles for Local Distinctiveness.

National Planning Policy Framework 2023 (NPPF)
Section 2: Achieving sustainable development
Section 12: Achieving well designed places

ISSUES

- Principle of Development
- Scale and design
- Residential amenity
- Access and parking

CONSULTATION

Calne Town Council – No comment received.

REPRESENTATIONS

The application was publicised by direct neighbour letter. There have been no representations received to the proposal.

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 domestic extensions, alterations and/or outbuildings within the curtilage of existing dwellings is considered acceptable, providing those proposals are complaint with the requirements of relevant policies within the development plan.

The proposal is for a *house holder* development within the residential curtilage and is therefore considered acceptable in principle subject to meeting with other policies of the plan which are discussed below.

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 site is a modern terraced dwelling house within an established residential area of similar properties in scale, design and materials. The property has brick elevations to the rear the proposed elevations will be in brick to the solid north west elevation and dwarf wall to the rear and second side, the glazing is proposed in white PVCu frame and windows with the glazing to the roof of light blue glass. The materials will contrast with the dwelling but are considered to be appropriate for a conservatory extension.

The proposal being of a single storey conservatory extension is considered to be of scale, materials, siting, and design that is in keeping with the dwelling and to integrate sufficiently within the surroundings due to the orientation and siting within the enclosed rear garden of the existing dwelling.

The Calne Town Council have not made a response.

The design, scale, siting and materials are considered to be in accordance with CP 57 of the WCS and the Calne Neighbourhood Plan design principles BE2.

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 neighbouring property most sensitive to the development is the semi-detached of the pair at no. 1 Juniper Close. The attached house which shares the common boundary with the application property. No 1 lies to the Northwest of the application site. The gardens of are of similar length at approximately 10.5 metres enclosed by approximately 1.8-metre-high fence to the common boundary.

The side elevation of the conservatory is proposed as a solid elevation at approximately 2.3 metres in height to the eaves finished in matching brick where visible and projects approximately 3 metres from the rear elevation. The conservatory is single storey sited to the common boundary with a hipped end to the gable glass roof.

The siting, scale and design of the conservatory is considered not to give rise to any unacceptable impacts to the neighbouring occupiers in terms of overbearing, overshadowing or overlooking.

There have been no representations received from neighbouring occupiers.

In terms of amenity the proposal is considered not give rise to unacceptable impacts to neighbouring occupiers in accordance with CP 57 of the WCS.

Access and parking

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 property has driveway parking to the front with existing access from the Highway.

The proposal is for a conservatory extension, no alteration is proposed in terms of Parking requirements or vehicle access.

The proposal is found to meet with the Wiltshire Highways Parking and Access requirements in accordance with CP 61 and CP 64 of the WCS.

CONCLUSION

The proposal is considered to be of design, materials and scale in keeping with the host dwelling. No unacceptable impacts from overbearing or overshadowing have been identified to impact upon the amenities of neighbouring occupiers due to the development. The parking and highway access arrangements are unchanged which meet with Wiltshire Highways Parking Standards. The proposal is considered to be in accordance with CP 57, CP 61 and CP 64 of the WCS and policy BE2 of the Calne Neighbourhood Plan.

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 and documents:

Site Location Plan 1:1250 Scale

Site Block Plan 1:200 Scale

Existing Plans and Elevations 1:100 Scale

Proposed Plans and Elevation 1:100 Scale - received 5th October 2023

REASON: For the avoidance of doubt and in the interests of proper planning.

Informatives

3. 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.

4. 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.

5. 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.