CASE OFFICER'S REPORT

Application Reference:	PL/2023/07533
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	03 October 2023
Case officer:	Hilary Baldwin

Site Address:	32 EASTON TOWN, SHERSTON, MALMESBURY, SN16 0LS
Proposal:	Two storey rear extension. Garage. REVISION TO THE ORIGINAL APPROVED SCHEME (Application Reference Number: PL/2022/05468).
Recommendation:	Approve with Conditions

Proposal and Site Description

Proposal

The application seeks planning permission for the erection of a two-storey and single-storey extension to the rear (north) of this semi-detached dwelling with an additional gable end dormer window above the single-storey element. The proposal also includes a detached garage with store to the northern end within the front amenity space and with solar panels to both roof slopes.

The extension to the rear would span almost the whole width of the dwelling with a two-storey, gable end section to the eastern half of the rear elevation and a flat roof single section against the common boundary with the adjoining dwelling to the west incorporating a roof light lantern. A large, gable end dormer window is proposed within the roof slope of the western end of the original rear roof slope. Glazed walling and windows are proposed within the extended rear elevation at both ground and first floor with the glazing matching the geometry of the gable end at first floor.

Within the southern side elevation, two roof light windows are proposed and at ground floor level, two high level slit windows would provide additional light to the extended living area. A hipped roof canopy porch is proposed above a new entrance door on the site elevation.

Matching materials are proposed in the form of Cotswold stone elevations and double roman roof tiles. The flat roof above the single storey element would be formed from standing seam powder coated metal with a powder coated aluminium frame to the roof lantern. All other fenestration would also be powder coated aluminium.

The garage within the front garden would be for a single vehicle and be constructed from Cotswold stone elevations with a timber gable end to the rear above the entrance to the store room. The roof would be formed from imitation slate roof tiles with hardwood timber vehicle entrance doors. Three aluminium, powder coated windows are proposed on the western side. No door is proposed on the store area to the north. Solar panels are proposed on both roof slopes. The garage would be located adjacent to the common boundary wall to the east of the site.

Site Description

The application site comprises a semi-detached, two-storey residential dwelling constructed with traditional stone elevations. There is a distinctive form to the front elevation which has a gable end to the eastern side and a flat roof dormer which is matched on the adjoining property.

Sitting on a long narrow plot, the dwelling appears to be original albeit there is evidence in the stonework to the rear of alterations. The long front amenity space benefits from a dropped kerb vehicle access.

The adjoining dwelling and adjacent dwellings to the west have been extended to the rear with a variety of designs and styles and relate little to the original cottage layout.

To the east of the site are three modern dwellings which are set progressively further back from the main highway and served by a private driveway. The private driveway adjoins the site at the highway boundary and a common boundary for a small section of that driveway before becoming a common boundary with the first adjacent dwelling within Hunters Field.

Located within the settlement boundary of Sherston, the site is the last property on the eastern side of the designated Sherston Conservation Area. There are no nearby listed structures in this location other than those within Praters Farm, which are in excess of 100m from the site. The site and locale also lie within the Cotswold AONB.

Policies

National Context:

National Planning Policy Framework (NPPF) 2023
Paragraph 11 – Presumption in favour of sustainable development.
Paragraph 130 - Function and form of development.
Para 195, 197 - Proposals affecting heritage assets.

There is a duty placed on the Council under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act to pay special attention to the preservation or enhancement of the character of the surrounding conservation area.

Planning Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015
Core Policy 1- Settlement Strategy
Core Policy 2- Delivery Strategy
Core Policy 41 - Sustainable Construction and Low-Carbon Energy
Core Policy 51 - Landscape
Core Policy 57- Ensuring High Quality Design and Place Shaping
Core Policy 58 - Ensuring the Conservation of the Historic Environment
Core Policy 60- Sustainable Transport

Sherston Neighbourhood Plan – Made May 2019

Wiltshire Local Transport Plan 2011-2026
Car Parking Strategy

Key Issues
Principle of Development
Impact on the character and appearance of the Conservation Area & Heritage Assets
Impact on the character and appearance of the area
Impact on adjacent neighbouring occupiers
Access, Parking and Highway Safety

Relevant Planning History
The planning history on the site reveals that very similar development was approved by the Local Planning Authority in 2022.

PL/2022/05468 - Two storey rear extension. Garage
Approved with Conditions

15/02340/FUL – New Driveway and Drop Kerb
Approved with Conditions

Consultation Responses
Sherston Parish Council – No Objection

Representations
Three Letters of Objection have been received in relation to the proposed development
Main reason for Objection
• East facing solar panels now added as an afterthought – but will deliver little benefit due to proposed trees in Huntersfield made necessary to mitigate visual impact of garage if built.
• Visual impact from neighbouring property of garage is undesirable.

Planning Considerations and 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.

Principle of Development:
The principle of providing and extending facilities in association with existing residential accommodation is considered acceptable in principle and in accordance with policies CP1, CP2 and CP57 of the adopted Wiltshire Core Strategy, subject to site specific assessment and related policy consideration and compliance with other policies contained within the development plan.

Furthermore, the site benefits from an extant permission for similar development for the two storey extension and detached garage. The current application, subject of this report, seeks to vary that permission. The variations include, raising the roof height of the ridge which is set perpendicular to the highway by 150mm to incorporate internal insulation, including a roof light on the western side of the front roof projection, relocating extant roof lights on the eastern roof slope, including a flu for a wood burning stove on the eastern roof slope and a hipped roof canopy porch above an extant doorway on the eastern side elevation.

The proposals also include moving the garage 0.5m closer to the property, changing the extant metal seemed roofing materials for slates and installing solar panels on both roof slopes of the garage – the extant permission included solar panels of the western roof slope only.

Impact on the Character and Appearance of the Conservation Area and the Area

The planning system promotes high quality development through good inclusive design and layout and the creation of safe, sustainable mixed communities. Good design should be indivisible from good planning and recognised principles of good design seek to create a high-quality built environment for all types of development.

Paragraphs 189 - 192 of the NPPF, advises that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting and that the local planning authority should take account of:

a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and:

c) The desirability of new development making a positive contribution to local character and distinctiveness.

In this case, the proposed extension would be to the rear (north) of the property and within a discrete location not easily visible from the public realm. The design is of an accretive nature and the original architecture of the cottage could be seen, with the extension being a subservient structure to the rear. The matching roofing and elevational materials are considered sympathetic whilst the metal roof and powder coated fenestration provide a modern touch which is considered acceptable. The adjoining and adjacent dwellings to the west have had similar extensions and to the east is a small estate of three 20th century properties in a red brick with timber effect fenestration. Those properties represent a stark contrast to the dwellings within the Conservation Area.

The revisions to the extant permission in terms of the alterations and additions to the dwelling are considered minor. The 150mm increase on the ridge set perpendicular to the highway would not be particularly noticeable and there is considered a sufficient degree of separation from the corresponding ridge on the adjoining dwelling to the west, for this not to be harmful to the character and appearance of the area. Similarly the inclusion of a hipped roof canopy above a doorway on the eastern elevation and a small roof light at the front of the property on the side of the gable end projection is not considered so out of keeping as to justify a reason for refusal.

The relocation of the garage is also considered acceptable as is the change in roofing material. It is noted that there are other properties and outbuildings deeper within the Conservation Area that

employ a wide palette of roof coverings, including slate, metal, stone and clay. The extant scheme included solar panels on the western roof slope of the proposed garage and this current proposal includes panels to both roofs.

Core Policy 57 at paragraph v, encourages the maximisation of opportunities for renewable energy sources. In relation to Core Policy 58, at paragraph 6.138 within the preamble, it is considered that conservation areas or listed building status does not preclude the possibility of new development and that the Council is committed to working pragmatically with owners to find positive solutions. In this instance the units are considered an acceptable option and to accord with local and national policies. The small extent of panels on each roof slope, which would be difficult to be viewed in conjunction with each other is considered acceptable and considered preferable to being on the front roof slope of the dwelling.

Core Policy 51 states that development should protect, conserve and where possible, enhance the landscape character. Section 15 of the NPPF explains that decisions should ensure development protects and enhances valued landscapes and that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty. The AONB Management Plan explains that proposals that are likely to impact on, or create change in, the landscape of the AONB should have regard to the scenic quality of the location and its setting and ensure that views, including those into and out of the AONB – and visual amenity are conserved and enhanced. The relationship between settlements and the landscape should be respected.

In this instance, the rear elevation projection was previously considered acceptable given the close relationship of other rear extensions to the adjoining dwellings and the juxtaposition of the red brick properties to the east which project further into the AONB area and rural setting. The development would be seen in context with the terrace of properties and the discrete setting is not visible from the public realm and is firmly located within the close knit built form of other dwellings. The proposed garage within the front amenity space would also be seen in context with the residential built form.

Due to the size and location of the development, and the use of appropriate quality material detailing, the proposal is considered to result in neutral impact and no harm would arise to the setting and significance of the aforementioned assets and is therefore in compliance with CP41, CP51, CP57 and CP58, the Malmesbury Neighbourhood Plan and the guidance and provision as contained within the NPPF.

The extent of the proposed development in this location, the design and materials are considered to result in a neutral impact on the significance and setting of the Conservation Area and providing a condition is appended to any grant of permission that the works are carried out in accordance with the submitted drawings it is considered acceptable.

It is noted that the Parish Council have not made any objection to the proposal. There is no reference to the Made Sherston Neighbourhood Plan and the proposal is considered to accord with design and heritage aims of that document.

Impact on Adjacent Neighbouring Occupiers

The single and two-storey extensions were previously not considered to result in significant overshadowing, loss of outlook, privacy or noise impact upon occupiers of the adjoining dwelling. The only additional impact upon immediately neighbouring occupiers is the proposed door canopy on the eastern side elevation. However, a site visit to that property ascertained that the canopy would not be close to any windows on that side elevation and there has been no dispute over the boundary or ownership of the wall.

That said, letters of representation have been made in relation to the impact of potential glare and visual impact from solar panels on the roof slope of the proposed garage. In this instance, there would be some distance between those panels and first floor windows from adjacent neighbouring occupiers and the development is not considered to be so intrusive as to justify a reason for refusal in this instance. The neighbouring occupiers to the east of the site within Hunters field would have limited views from first floor windows and some views form their private driveway in a way that is not considered to impact the enjoyment of their residential amenity. Quince Bungalow to the east of that driveway and parallel to the proposed garage would have views from a side window on that property but this window is set between ground and first floor of the property and, according to plans held by the LPA serves circulation space.

Letters of representation have also stated that the future planting of trees within Hunters Field would mitigate any benefit from panels on the eastern roof slope. However, this would be a private matter between the separate land owners and not for consideration by the LPA.

Access, Parking and Highway Safety

The proposed development, whilst increasing the footprint of the dwelling, would only result in one additional bedroom. The existing dropped kerb vehicle crossing, highway access and off-street parking would be retained and the extensions would not encroach upon that space.

That space is considered sufficient to serve the needs of the dwelling and to accord with CP60, 61 and the adopted Wiltshire Car Parking Standards.

Conclusion

It is considered that the proposed development would lead to a neutral impact on the designated Sherston Conservation Area. In accordance with the advice contained in the NPPF, this harm can be qualified as neutral. Paragraph 132 states that as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

As such, the proposal is considered to accord with Core Policies 2, 13, 41 , 51, 57 and 58 of the Wiltshire Core Strategy, the Made Sherston Neighbourhood Plan and the guidance and provision as contained within the NPPF. It is therefore recommended that the application be permitted subject to relevant 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 and documents:

1: Location and Site Plans. Received on 05 September 2023
2: Existing Plans and Elevations. Received on 05 September 2023
4: Proposed Plans and Elevations. Rev B. Received on 05 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 be as stated 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 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.

5 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.

6 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.

7 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.