DELEGATED REPORT

Application Reference:	PL/2023/08466
Application Type:	Householder Planning Permission
Site Address:	12 RIDINGS MEAD, CHIPPENHAM, SN15 1PG
Proposal:	Proposed front Porch
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for a proposed front porch. The proposal will see the creation of a flat roofed porch, following a similar built form as currently found.

The proposal will be finished in render to reflect the materials used in the existing finish.

SITE DESCRIPTION

The site is a detached dwelling in Chippenham in an area with a consistent architectural vernacular. The immediate area of the proposal is typical of a mid-20th century housing development.

There are no additional constraints in terms of ecology, drainage or conservation.

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 57: Ensuring High Quality Design and Place Shaping

MAIN ISSUES

- Principle of Development
- Scale and design
- Residential amenity

CONSULTATION

Chippenham Town Council: No objection

REPRESENTATIONS

No representations received.

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 established as acceptable. However, the detail of the proposals must also be considered against other policies within the development plan.

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 proposal in this instance will see the delivery of an extended front porch. The proposal remains a comparable height and is flat roofed. In terms of scale the proposed development while slightly larger than the current arrangement, remains subordinate and in this instance is not considered to overwhelm the host building or suggest that the plot is being overdeveloped.

In terms of design the proposal appears typical of this form of development. Indeed, the proposed building palette and built form remain sympathetic to the main dwelling.

In terms of design and appearance the proposal is in this instance considered to be acceptable.

In terms of scale and design the proposal in its totality is considered to comply with the requirements of CP 57 of the WCS.

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.

Due to the proposal's location within the plot and distance from immediate neighbours, it is not considered that the proposal will result in unacceptable impact upon the amenity of neighbouring properties in terms of overlooking, loss of light or overshadowing.

As such, on balance the proposal is acceptable in terms of amenity in relation to CP57 of the WCS.

CONCLUSION

The proposal is considered to be acceptable in respect of size, scale and design. The development is not considered to impact unacceptably upon the character of the area, wider landscape, highways safety, and subject to the imposition of planning conditions, is not considered to have an unacceptable impact upon the amenity or living conditions of the adjoining occupiers. The proposal is therefore in accordance with Core Policy 57 of the Wiltshire Core Strategy and relevant sections of the National Planning Policy Framework (2023).

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

See decision notice