DELEGATED REPORT

Application Reference:	PL/2023/08504
Application Type:	House Holder Planning permission
Site Address:	123 London Road, Chippenham, SN15 3AN
Proposal:	Rebuild front porch and rear single storey extension.
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application is made for the rebuilding of the existing front porch and for a rear single storey extension which replaces a conservatory of similar size.

Porch

The existing front porch will be rebuilt extending its width by approximately 0.3 of a metre. The porch is attached to a similar porch with the neighbouring property at no. 125 London Road. The existing elevations are of a brick dwarf wall with glazing above, a lean-to roof in slate tiles. The boundary dividing wall to the neighbouring porch will be built in block work, the red brick lower front elevation will remain with a replacement uPVC window installed above.

The porch is proposed to be approximately 1.85 metres in width by approximately 1 metre deep, the height to the eaves is approximately 2.4 metres the maximum height where it attached to the front of the house is approximately 3.2 metres.

The proposed materials are slate tiles to the new porch roof to match existing. Brick work to match existing at the front elevation with new uPVC front window and entrance door to the side.

Rear extension

The proposed single storey rear extension will take the place of an existing glazed extension which is approximately 2 metres wide by 2 metres deep off the rear elevation of the property, the existing structure is a lean-to conservatory style with a glazed roof and windows and glazed door to the rear elevation. The side elevation is rendered.

The proposed roof will be in brown profile tiles to match the existing roof tiles at the rear of the house. The height to the eaves is approximately 2.3 metres the existing eaves are at approximately 2.10 metres, the height of the lean-to roof is increased to approximately 3.2 metres for the new tiled roof from approximately 2.6 metres.

The extension is attached to the side of the rear projecting two storey element of the house and is accessed from the kitchen, the replacement will be accessed from the kitchen in the same arrangement with the rear door being replaced by patio doors.

The proposal is to insulate the existing single skin block elevations and replace the glazed roof with a tiled roof with central rooflight.

The application is made for residential development ancillary to the existing dwelling.

SITE DESCRIPTION/CONTEXT

The property known as 123 London Road is a terrace dwelling set within the Town of Chippenham. The property is within a red brick terrace of six dwellings to the South Side of London Road. There are a variety of house styles and some commercial properties along the street with some listed buildings. The nearest listed building is opposite the terrace and is known as no. 84 London Road.

Several properties in the terrace have lean-to front porches. The terrace is sited to the south side of London Road the front porch elevation is approximately 1.5 metres from the highway the terrace is approximately 2.5 metres from the highway. There are pedestrian arched passageways through the terrace spaced between pairs along the terrace to give access to the enclosed rear gardens. The rear of the properties have two storey rear projections and single storey lean-to extensions.

There are no other designations upon the property.

PLANNING HISTORY

None relating to the property.

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 10: Spatial Strategy for Chippenham Community Area
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Ensuring the Conservation of the Historic Environment

National Planning Policy Framework 2023 (NPPF)
Section 2: Achieving sustainable development
Section 12: Achieving well designed places
Section 16 : Conserving and enhancing the historic environment.

ISSUES

- Principle of Development
- Scale and design
- Residential amenity

- Heritage

CONSULTATION

Chippenham Town Council – No objection.

REPRESENTATIONS

The application was publicised by direct neighbour letter no third party representations have been 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 considered acceptable, providing those proposals are compliant with the requirements of relevant policies within the development plan. The proposal is to take place within the curtilage of the dwellinghouse and is therefore considered to be acceptable in principle other matters are considered 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 front porch proposal uses materials to match those used in the exterior construction of the existing porch which will be extended by approximately 0.3 of a metre in width. The elevations will be red brick with slate tiles to match the existing porch roof.

The proposal is considered not to change the appearance of the dwelling and will match the neighbouring porch where the two appear to be part of the character of the terrace with a similar pair of porches seen in the terrace at no. s 131 and 133 London Road.

The proposed alterations to the rear conservatory are to raise the height of the eaves and ridge to provide a solid tiled roof with rooflight. The footprint remains as existing. The elevations will remain in render to match the

rear of the existing dwelling. New white uPVC patio doors will be added which are of similar materials to existing windows and doors in the property.

The Chippenham Town Council have no objection to the proposal.

The proposal is considered to be of design, scale, materials and siting to be in keeping with the existing dwelling and to integrate within the street scene in accordance with 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.

The neighbouring property most sensitive to the proposal will be no. 125 London Road which shares the boundary with the front porch. The proposal is to be as the existing porch extending 0.3 metre to the opposite side, there will be some internal alterations to the internal boundary wall shown on the ground floor plans to be within the existing porch of no. 123 London Road.

There have been no third-party representations received from neighbouring occupiers.

The proposal is considered not to give rise to unacceptable impacts from overlooking, overbearing or overshadowing in accordance with CP 57 of the WCS.

Heritage

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for works which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its 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 require Local Planning Authorities in determining planning applications affecting a Conservation Area to pay special attention to the desirability of preserving or enhancing the character or appearance of that conservation area.

Core Policy 58 states that development should protect, conserve and where possible enhance the historic environment. Section 16 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

The proposal is within relatively close proximity of the neighbouring listed building, therefore as per the NPPF and CP58 of the WCS, due consideration must be given to the potential impact of the proposal upon the character and setting of the listed building.

The neighbouring listed building known as 84 London Road is approximately 15 metres opposite the terrace

of properties comprising nos. 119 – 133 London Road, no. 123 is sited opposite the listed building, however, given the minor nature of the proposal to the front porch there are considered to be no harmful impacts to the setting of the listed building. The proposal is considered to conserve the setting of the listed building in compliance with CP 58 of the WCS.

CONCLUSION

The scale, design, materials and siting of the proposed extension are found to be of design in keeping with the host dwelling and the street scene. There are considered to be no unacceptable impacts to the neighbouring occupiers. The setting of the nearby listed building is conserved. The proposal is found to be in accordance with CP 57 and CP 58 of the WCS.

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:

   Drawing no. 2466 - 01 Site Location Plan 1:1250 Scale and Existing Block Plan 1:200 Scale.

   Drawing no. 2466 - 02 Existing Floor Plans 1:50 Scale

   Drawing no. 2466 - 03 Existing Elevations 1:100 Scale

   Drawing no. 2466 -04 Proposed Block Plan 1:200 Scale

   Drawing no. 2466 – 05 Proposed Floor Plan 1:50 Scale

   Drawing no. 2466 – 06 Proposed Elevations 1:100 Scale

   received 3rd October 2023.

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

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.