DELEGATED REPORT

Application Reference:	PL/2023/08897
Application Type:	House Holder Planning permission
Site Address:	9 Cherry Road, Colerne, SN14 8QE
Proposal:	Single Storey Rear extension
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application is for a single storey rear extension to project approximately 3 metres to the northwest rear elevation of the original dwelling.

The extension is approximately 6 metres in width and proposes a range of bi-fold doors to the rear elevation, the sides have no openings are finished in through coloured render. The north west side elevation will project approximately 2.25 metres, the south west side elevation projects approximately 3 metres. This is due to the property having an existing single storey flat roofed feature to the rear.

The roof is of a lean-to style using concrete tiles to match the existing dwelling with two roof lights. The proposed eaves height is approximately 2.3 metres the height of the roof where it attaches to the rear of the house is approximately 3.5 metres.

The extension is set in from the boundaries by approximately 0.6 of a metre to the common boundary with no. 10 Cherry Road and approximately 0.8 of a metre to the southwest boundary with no. 8 Cherry Road.

The proposal is made for ancillary accommodation to the existing dwelling and will extend the existing kitchen dining room of the property.

SITE DESCRIPTION/CONTEXT

The property known as no. 9 Cherry Road, North Colerne is set within a residential estate to the north of the village of Colerne on a site of residential dwellings which were formerly military housing properties now in private ownership. As such the properties are outside the village settlement within open countryside.

The property is a mid-terrace of four similar dwellings, with elevations of reconstituted block and concrete tiles to the roof. The rear of the property has a single storey flat roof out shot element to the living room this is a shared feature with the neighbouring property at no. 10 Cherry Road and it measures approximately 0.9 of a metre deep by 3.8 metres in wide and forms the rear of the living room in floor plan.

The property is located to the north of Colerne a village with the Corsham Community Area.

The area is over washed by the Cotswold Area of Outstanding Natural Beauty, the ‘Cotswold National Landscape’ (AONB).

PLANNING HISTORY

None relating to property.

POLICIES

Wiltshire Core Strategy 2015 (WCS)

Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 11: Spatial Strategy for Corsham Community Area
Core Policy 51: Landscape including AONB
Core Policy 57: Ensuring High Quality Design and Place Shaping

Colerne Neighbourhood (CNP)

Policy BE1 Character and Design

Policy NE1 - Landscape and natural environment. Development should maintain adequate open landscape space, rural and agricultural in character between Colerne and other settlements.

National Planning Policy Framework 2023 (NPPF)

Section 2: Achieving sustainable development
Section 5: Delivering a sufficient supply of homes
Section 6 Building a strong, competitive economy
Section 12: Achieving well designed places
Section 15: Conserving and enhancing the natural environment

ISSUES

- Principle of Development
- Scale and design
- Landscape and visual impacts – including impact on AONB
- Residential amenity

CONSULTATION

Colerne Parish Council – Support the application.

REPRESENTATIONS

The application was publicised by individual neighbour notification one third-party representations have been received in objection to the proposal. A summary of the points are set out below the full comment is available on the website.

- Noise disturbance: - in the day, building noise would not allow sleep for shift worker.

- There is no outside access to the garden at no 9 so all materials will need to go through house.

- In the afternoon the daylight into the rear of my house would be blocked by the extension especially in winter.

- There is already insufficient street parking for the number of vehicles in Cherry road and additional builders vehicles and materials deliveries will be a traffic safety issue.

- There is also no street lighting in Cherry Road, which can make for difficulty/dangers walking at night if there are any obstructions from building works and materials.

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.

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 is for a single storey extension to the rear of the dwelling. The design is of a simple lean-to style. The roof materials are to match the existing property the proposed elevations introduce render, the proposed rear doors are to be white uPVC which match existing windows and door of the property. The extension is set in from the side boundaries with neighbouring properties and contained within the rear garden which extends to approximately 10 metres to the rear boundary from the original rear elevation of the house. The rear garden is approximately 7.5 metres in width, the extension is proposed at approximately 6 metres in width. The introduction of render to the rear is a contrast to the existing elevation but is considered to be a material which is sympathetic to the prevailing character of the host dwelling and wider area.

The proposal is considered to be in keeping with the host dwelling and of design that will meet the provisions of the Colerne NP policy BE1 which required development to be designed in a way which takes into account of their surroundings and complement the setting of other buildings in terms of height, massing and use of materials.

The Colerne Parish Council support the proposal.

The proposal is considered to be acceptable in terms of scale, design, siting, mass and materials and complies with the requirement of CP 57 of the WCS as well as policies BE1 of the CNP.

Landscape and visual impacts – including impact on AONB

Core Policy 51 states that development should protect, conserve and where possible, enhance the landscape character. Section 15 of the NPPF expects decisions to ensure the protection and enhancement of valued landscapes.

The site is located within the Cotswold Area if Outstanding Natural Beauty (AONB) where the impact of development on the wider landscape is an important consideration. Due to the application proposing a relatively minor single storey extension to the rear of the dwelling set among the backdrop of the built form of neighbouring properties, it is considered that the landscape character of the AONB is conserved.

Policy NE1 of the CNP requires development to maintain the open landscape space between Colerne and other settlements, the proposal is found to be in accordance with this provision as it is within the existing settlement.

As such the proposal is considered to conserve the landscape setting of the AONB in accordance with CP 51 of the WCS and NE1 of the CNP.

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 numbers 8 and 10 Cherry Road to either side within the terrace of properties. The proposed extension would be located to the rear of the dwelling and is single storey in height projecting by approximately 3 metres. It will be set in from the boundary to no. 8 Cherry Road by approximately 0.8 of a metre and set in from no. 10 Cherry Road by approximately 0.6 of a metre. The extension is to the rear north west facing elevation of the terrace of properties where the gardens extend to approximately 10 metres. There are no openings proposed to the side elevations.

Given the scale, mass, orientation and location of the proposed extension and limited height there is considered to be no unacceptable impacts to the neighbouring occupiers from overshadowing, overbearing or overlooking. The proposed side elevation will extend approximately 2.25 metres off the existing flat roofed element to the sitting room set in from the common boundary with no. 10 Cherry Road by approximately 0.6 of a metre.

Representation of objection has been received from a neighbouring occupier around the construction phase of the development from loss of amenity and disturbance from the associated parking of contractors vehicles and building works during the construction phase. While these comments are appreciated, due to the nature and scale of the proposal, the construction phase is not likely to be particularly lengthy and it would therefore not be reasonable to require the submission of a construction method statement or a construction and environmental plan. An informative can be added to recommend that the applicant adhere to the UK Constructors Group Good Neighbour Site Guite during the construction of the development.

Comments regarding overshadowing and loss of light as discussed the proposal is a single storey lean-to extension extending to approximately 3 metres to the north west rear elevation, as such there are considered

to be no unacceptable impacts by overshadowing or overbearing. The extension will be orientated south west of the neighbouring occupier at no. 10 Cherry Road, however, given the single storey nature of the proposal which projects by approximately 2.25 metres in relation to no. 10 there is considered to be no unacceptable impacts from overbearing or overshadowing. Whilst the extension will be clearly visible to neighbours, at this scale, it would not have an unreasonable impact on their living conditions.

The proposal is considered not to give rise to any unacceptable impacts upon neighbouring occupiers from overlooking, overbearing or overshadowing and is found to be in accordance with CP 57 of the WCS.

CONCLUSION

The design, scale, siting and materials are found to be in accordance with CP 57 of the WCS and BE1 to the CNP. The proposal is considered to conserve the landscape setting of the AONB in accordance with CP 51 of the WCS and NE1 to the CNP. The proposal is considered not to give rise to unacceptable impacts to the amenities of neighbouring occupiers in accordance with CP 57 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:

   Location Plan 1:1250

   Drawing no. 9CR/01 Existing Floor Plans and Elevations 1:100 Scale

   Drawing no. 9CR/02 Proposed Floor Plans and Elevations 1:100 Scale

   Drawing no. 9CR/03 Existing Roof and Site Plan and Proposed Roof and Site Plan 1:100 Scale

   all received 13th October 2023.

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

3. The Council recommends that the applicant notes and implements the recommendations of the UK Constructors Group Good Neighbour Site Guide during the construction of the development hereby approved.

4. 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.

5. 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.

6. 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