DELEGATED REPORT

Application Reference:	PL/2023/09741
Application Type:	Householder Planning Permission
Site Address:	20 Barn Close, Corsham, SN13 9XB
Proposal:	Single storey side extension.
Recommendation:	Planning Permission be GRANTED.

PROPOSAL

The proposal seeks planning permission for the construction of a single storey extension to the side of the dwelling, encompassing the driveway to form additional internal habitable space, with the redistribution of ground floor rooms.

The “householder” application form has been completed and there is no suggestion that the single storey side extension would be for any other purpose than that associated with the occupation of no.20 Barn Close as a domestic dwelling.

DESCRIPTION/CONTEXT

The application relates to a semidetached dwelling situated within a late 20th Century development which is now an established residential area of Corsham. The dwelling is constructed with red brick, set back from the road, with off road parking to the front. Properties in this location are of differing presentations, there being a mixture of single and two storey semidetached and detached properties with a varied but homogenous materials palette.

The site is not located within any conservation, landscape or ecological designation. It is noted that right of way footpath CORM99 runs along the rear boundary of the application site.

PLANNING HISTORY

PL/2023/08791 - Proposed Small Infill Side Extension – Withdrawn

N/06/01170/FUL - Erection of Single Storey Rear Extension and Conservatory, And Front Porch – Approve with Conditions

POLICIES

- National Planning Policy Framework (NPPF)

- Wiltshire Core Strategy Policies (WCS): CP57, CP61, CP64
- Corsham Neighbourhood Plan: Adopted November 2019
- Corsham Design Guide

ISSUES

- Principle of Development
- Design, Scale and Materials
- Residential Amenity
- Access and Parking
- Right of Way

CONSULTATION

Corsham Town Council: No objection.

Wiltshire Council Right of Way Warden: No comment received.

REPRESENTATIONS

Consultation has been carried out and no letters of representation 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. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Principle of Development

The principle of domestic extensions and alterations within the curtilage of existing dwellings is considered acceptable, providing those proposals are compliant with the requirements of relevant policies within the development plan.

Design, Scale and Materials

Core Policy 57 of the WCS requires new development to respond positively to existing landscapes in terms of building layout, built form, height, mass, scale, building line and materials in order to effectively integrate the building into its setting. Consideration must also be

given to Policy HE1 within the Corsham Neighbourhood Plan identifies that all new development within the Corsham neighbourhood plan area must demonstrate good quality design. Which responds and integrates with local surroundings, landscape context as well as the existing built environment, and Corsham Design Guide.

This application seeks to convert the existing garage and erect a single storey side extension to provide additional internal habitable space. A dwarf wall currently separates the driveway spaces of no.20 and no21 Barn Close. The proposal seeks to build a single storey extension projecting along the driveway of no.20 incorporating the existing single storey garage. The design blends the alterations into the existing dwelling and property using details seen within the context of the host dwelling and properties in the local area. By virtue of its modest scale, height and massing, it is considered that the proposed extension would successfully integrate with the context of the site and be commensurate to the size of the plot. The design and form would minimise the bulk and massing of the structure and relatively simple form would be in keeping with the parent dwelling.

Whilst views of the alterations would be visible from the wider street scene, this would be read within the context of the existing built residential form and would not be significantly detrimental to the character and appearance of the area. Matching and complementary materials are proposed throughout. The proposal seeks to introduce grey slate tiles to the extension, whilst these could be viewed as a modern divergent material its colour remains sympathetic to the prevailing character and appearance of the host dwelling and wider area and furthermore reads as a clear modern addition allowing the buildings evolution to be clearly understood. The dwelling is not located within a sensitive area where the imposition of more strict design principles would be expected.

It is therefore considered that the proposals comply with Core Policy 57 of the WCS Development Plan, Policy HE1 of the Corsham Neighbourhood Plan and the Corsham Design Guide.

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.

Whilst it is acknowledged that the proposed extension to no.20 would be hard up against the shared front boundary with no.21, due to the modest single storey scale of the proposed works, combined with the arrangement of surrounding properties and existing form, it is considered that the proposals would have no tangible unacceptable impacts to the occupiers of neighbouring properties. There is not considered to be unacceptable impacts to neighbouring living conditions due to the alterations proposed within the curtilage of the dwelling. Given the positioning of the proposed window openings and relationship to neighbouring properties it is not considered that there would not be unacceptable harm to or loss of existing residential amenities in relation to privacy. Roof lights are proposed to the roof slopes these would be positioned approximately

2.9m above floor level and in such a context, potential for overlooking and loss of privacy is minimised.

The proposal also seeks to install bifold doors to the rear single storey projection, replacing a set of patio doors and casement window at ground floor level, which would overlook the curtilage of the host dwelling with the insertion of two roof lights situated approximately 3.4m above floor level. The proposal also indicates that a flue would be installed to accommodate a wood burning stove. The installation of flues is typically covered by PD rights, the flue shown on the proposed elevations extension is sufficiently set back from the highway; whilst of moderate height, it is not considered to be overtly prominent from a public vantage point, therefore it is not considered necessary to condition it to be finished in matt black.

Providing the internal and external flue is installed and operated in accordance with the relevant Building Regulations it is not considered necessary for the LPA to approve the commissioning of the appliance post installation. The applicant should be aware of the need to comply with Building Regulations and for the system to be installed by an appropriately qualified person.

The application and plans indicate the carrying out works in the immediate vicinity of the site boundary, the applicant is advised that it may be expedient to seek their own advice with regard to the requirements of the Party Wall Act 1996. 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. An informative to this affect will be applied to this permission.

In the context of the nature and layout of the development, there is considered to be no unacceptable impacts upon the amenities and living conditions of neighbouring properties, thereby complying with the relevant provision of CP57 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. Section 9 of the NPPF expects development to ensure safe and suitable access to the site can be achieved for all users and that development can be refused on highways grounds if there would be an unacceptable impact on highway safety.

The proposal seeks to covert the existing garage and extend the existing garage provision to the side to provide additional internal habitable space. Whilst the loss of the garage is undesirable, the property would maintain two off road parking spaces to the front of the dwelling, on the existing driveway and gravelled area, which would accord with the minimum parking standards for this property.

The curtilage provides sufficient off-road parking for the dwelling to accord with minimum parking requirements, hence there are considered to be no implications for parking, highway safety or

road network capacity as a result of development taking place and thereby compliant with CP61 and CP64 of the WCS.

Right of Way

Right of Way CORM99 runs immediately adjacent to the rear boundary of no.20 Barn Close. The plans do not indicate that the nearby ROW would be impeded or obstructed. Glimpsed views may be possible from CORM99, however due to the domestic nature of the proposal, the single storey outbuilding would be read in conjunction with existing built residential form.

CONCLUSION

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The above report has shown that this proposal is in accordance with the NPPF, Wiltshire Core Strategy Policies: CP57, CP61 and CP64, Corsham Neighbourhood Plan and Corsham Design Guide as it is of an acceptable design and will not have an unacceptable impact on the character and appearance of the area, host dwelling, neighbouring amenity, highways safety or adjacent right of way. It is therefore recommended that this application is approved with conditions.

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:

Existing Site Plan 0040 / 002
Existing Ground Floor Plan 0040 / 003
Existing Roof Plan 0040 / 004
Existing Elevations 00040 / 05
Proposed Site Plan 0040 / 010
Proposed Round Floor Plan 0040 / 011
Proposed Roof Plan 0040 / 012
Proposed Elevations 0040 / 013
Location Plan

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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 match in material, colour and texture those detailed on the application form and approved drawings.

REASON: In the interests of visual amenity and the character and appearance of the area.

PLUS STANDARD INFORMATIVES / CIL