**DELEGATED REPORT**

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| **Application Reference:** | PL/2023/08399 |
| **Application Type:** | Planning Permission |
| **Site Address:** | Hillcrest, Heddington, Calne, SN11 0PQ |
| **Proposal:** | Garden room together with internal alterations and the addition of a porch |
| **Recommendation:** | That Planning Permission is GRANTED with Conditions |

**PROPOSAL**

This application seeks planning permission for a front/side extension, a front porch extension, solar panels on the existing roof, a new opening on the northeast elevation, and a paved area for additional parking on-site. The front/side extension will serve a kitchen and consist of a row of windows on the front (southeast) elevation, 3 window panels on the rear (northwest) elevation, two window panels and a double door on the side (northeast) elevation and a roof lantern on the flat roof extension. The front porch will make room for a new entrance that will consist of window panels on the front (southeast) elevation, a door on the side (northeast) elevation and contain a pitched roof. The existing roof to the host dwelling will contain 12 solar panels on the front (southeast) elevation.

Revised plans have been submitted by the application received on 13th December 2023. Those revised plans indicate the omission of the outbuilding in the garden. The application has been determined in relation to these revised plans. Those revised plans were not subject to consultation and publicity.

The applications set out the following components for which permission and consent are sought:

- Erection of single storey front/side extension
- Erection of a front porch
- Removal of existing conservatory
- Erection of 12 solar panels on original roof

The development and works are intended for purposes associated with the occupation and use of Hillcrest, Heddintgon as a single residential dwellinghouse.

**DESCRIPTION/CONTEXT**

Hillcrest is a detached early C20th dwelling found within a small cluster of residential dwellings in the northwestern area of Heddington. It is not listed or located within a conservation area.

The property is situated on a large plot flanked by grass verge that forms a relatively large area of amenity space to the sides. The dwelling is oriented differently than the neighbouring properties which consists of the side elevation of the dwelling facing onto the road and the principal elevation facing onto the side of

the plot and does not sit within a building line to neighbouring properties. There is an existing area for on site parking located on the front southeast corner of the plot. The site is surrounded by residential home to the east and west and agricultural land to the north and south.

The dwelling is located within the Countryside Character Area of Avon Vale but is not covered by any archaeological or ecological designations.

**PLANNING HISTORY**

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| N/11/00023/FUL | First floor extension and erection of conservatory | Approved |

**POLICIES**

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).

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

Calne Neighbourhood Plan:
Policy BE2: Design Principles for Local Distinctiveness
Policy NE4: Energy Conservation

Wiltshire Core Strategy Policies 2015 (WCS):

Core Policy 42: Standalone Renewable Energy Installations
Core Policy 57: Ensuring High Quality Design and Place Shaping

National Planning Policy Framework 2023 (NPPF)

**ISSUES**

The main issues in the consideration of this application are:

- Principle Of Development
- Design and appearance
- Residential Amenity
- Parking and access
- Drainage

**CONSULTATION**

Heddington Parish Council: No comment received.

**REPRESENTATIONS**

Consultation has been carried out and no comments were received from neighbouring residents or third parties.

**ASSESSMENT**

Principle of Development

Proposals for the installation of low carbon and renewable energy generation/installations are supported in principle by policy CP42 to the Wiltshire Core Strategy and Policy NE4 of the Calne Neighbourhood Plan.

Extensions, additions and alternations to existing properties across the plan area are acceptable in principle subject to consideration of any site-specific impacts and conformity with the relevant policies of the plan and national guidance, in particular the criteria set out in CP57 of the WCS. These matters are addressed further below.

However, the detail and other site-specific impacts, must also be considered against other relevant policies within the development plan and the guidance and provisions as contained within the National Planning Policy Framework.

Design and appearance

Core Policy 57 requires a high standard of design in all new developments; of particular relevance to householder developments is paragraph (iii) which require development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape, and rooflines to effectively integrate the building into its setting.

Good design helps to provide a sense of place, creates, or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; the layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard of poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality. A high standard of design is required in all new developments, including extensions, alterations, and changes of use of an existing building.

The application property is a detached dwelling situated on a large plot. It is considered that the extensions adopt a relatively simple design approach that will allow it to integrate sufficiently, albeit, the proposed front/side extension will be situated forward of the principal elevation. Whilst the extension will be situated forward of the principal elevation, it will sit upon the existing footprint of the conservatory that will be demolished. It is noted that the proposal will be larger in size, however, the extension remains subservient

and is easily accommodated within the plot and the use of red brick will match the existing host dwelling. Whilst a noticeable addition to the host dwelling, it does not suggest that the cumulative built form reads as harmful overdevelopment of the site or an excessive addition in terms of scale. The proposals will read as an appropriate addition and as ancillary to the host dwelling. The increase in scale and mass of the proposed extensions would therefore not be considered to create an incongruous or unduly prominent feature in this location.

As such, the scale and design of the proposals are considered to be acceptable and comply with Core Policy 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.

In respect of the residential amenity, the proposed development would not present a significant impact upon the living conditions of the neighbouring residents through unacceptable overlooking or oppressiveness. Due to the footprint of the proposals, it is considered that the impact on neighbour amenity will be low. Downs Cottage, situated east of the proposal site, sits roughly 15.0m to the dwelling and roughly 6.0m to the neighbouring boundary. Whilst there are proposed windows on the front elevation facing Downs Cottage, due to the distance, there is considered to be no unacceptable impacts to neighbouring dwellings. Given the scale, mass, and position, the proposal would not result in unacceptable harm, significant loss of daylight or sunlight and would not be intrusive to neighbour amenity.

It is noted that during public consultation, there were no objections or concerns raised by neighbouring properties or third parties.

In the context of the nature and layout of the development, there is no unacceptable impact upon the amenities and living conditions of the neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

Parking and Access

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.

There are no proposals to alter the existing access with the public highway. The area the side of the dwelling currently provides on-site parking spaces and the proposal will not result in additional bedrooms being created. An additional area is proposed to be paved to allow for additional parking which is over the standard of parking spaced needed.

As such, parking and access are considered to be acceptable and comply with Core Policy 61 and Core Policy 64 of the WCS.

Impact on Drainage

The locality is one with records of drainage constraints (ground water flooding), but the development proposed is minor in scale and surface water drainage considerations can and will be addressed through the building control consenting regime.

As such, the drainage constraints stated above is not considered to be sufficient as a refusal reason on this basis.

Other Matters

Whilst the description states that the proposal is a garden room, it is in fact a front/side extension that will make room for a kitchen. Nevertheless, it is considered that the description adequately describes the type of works being proposed.

**CONCLUSION**

The potential impacts of this development have been taken into consideration. In terms of the scale, design and materials, the proposal would not harm amenity or the character of the dwelling or the area, nor cause an unacceptable impact upont he amenity or living conditions of surrounding residents. The proposal is in accordance with the aims of the NPPF and the requirements of the relevant Core Policies in the WCS; CP42 and CP57 and requirements of the relevant Policies in Calne Neighbourhood Plan; BE2 and NE4. It is therefore recommended that this application be 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:

Proposed Ground Floor Plan, First-Floor Plan, Elevations and Section A-A: DWG No. AA/23/23/03; Received 29 September 2023
Existing Ground Floor Plan, First-Floor Plan, Elevations and Section A-A: DWG No. AA/23/23/02; Received 29 September 2023
Existing/Proposed Site Plan and Site Location Revised: DWG No. AA/23/23/01 Rev A; Received 13 December 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 match in material, colour and texture those detailed on the application form and approved drawings.

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

INFORMATIVES:

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 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.