CASE OFFICER'S REPORT

Application Reference:	PL/2023/09517
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	06 December 2023
Case officer:	Brook Bishop

Site Address:	22 THE ROSARY, ROYAL WOOTTON BASSETT, SWINDON, SN4 8AF
Proposal:	Single Storey extension to rear of property. Extension to have a wheelchair accessible bedroom and shower room, connected onto existing ground floor of property with wheelchair access onto entire ground floor and access to front and garden
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site comprises a brick-built two-storey, semi-detached dwelling house which fronts onto The Rosary. To its North-East it adjoins a neighbouring dwelling and to its South-East it adjoins a flat-roofed ancillary storage building. To its front and rear, it enjoys a residential amenity space.

The site lies within the settlement boundary of Royal Wootton Bassett and is set in a residential area. The area is a post-war housing development consisting mostly of two-storey, semi-detached dwellings. Whilst there are adjacent and adjoining dwellings, the site is relatively unoverlooked.

PROPOSAL:
The application seeks planning permission for a roughly L-shaped, single-storey, flat-roofed extension to the rear of the property to provide a wheelchair accessible bedroom and shower room on the ground floor. Ramps are also proposed to the front entrance and to the proposed rear extension, making the entire ground floor wheelchair accessible.

The proposed rear bedroom extension will project approximately 4.4m, with a width of approximately 4.3 meters and have a height of approximately 3m. The shower room projects approximately 1.8m South of the bedroom and has a width of approximately 2.8m. The elevations are to be faced in brick with a flat roof to match the existing flat-roofed store building adjoining on the south-facing side elevation.

POLICIES:
Legislation:
Town and Country Planning Act 1990

National Policy:
National Planning Policy Framework 2023 (NPPF)
- Paragraphs 11, 126 and 130.
National Planning Practice Guidance (NPPG)

National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019 (NDG)

Wiltshire Core Strategy:
Core Policy 1: Settlement Strategy (CP1)
Core Policy 2: Delivery Strategy (CP2)
Core Policy 19: Spatial Strategy for Royal Wootton Bassett and Cricklade Community Area (CP19)
Core Policy 57: Ensuring High Quality Design & Space Shaping (CP57)

Royal Wootton Bassett Neighbourhood Development Plan (Made 2018):
Policy 7: Design

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 be made in accordance with the Development Plan unless material considerations indicate otherwise.

RELEVANT PLANNING HISTORY:
There is no planning history on the site or on adjacent and adjoining sites which is considered to impact upon the determination of this proposal.

ISSUES:
The main considerations which are material to the determination of this application are listed below:
• Principle
• Character & Design
• Neighbouring Amenities

CONSULTEE RESPONSES:
Royal Wootton Bassett Town Council was consulted on this proposal and raised no objection.

REPRESENTATIONS:
No letters of representation were received related to this proposal.

PLANNING ASSESSMENT:
Principle:
The principle of providing and extending facilities in association with existing residential accommodation is considered acceptable in principle and in accordance with policies CP1, CP2 and CP57 of the adopted Wiltshire Core Strategy, subject to assessment of site-specific impacts, related policy considerations and compliance with the other policies contained within the development plan and the guidance and provisions as contained within the National Planning

Policy Framework. Therefore, residential extensions/alterations such as the proposed are acceptable in principle subject to there being no adverse impacts.

Character & Design:
The NPPF (para 130) is clear that planning decisions should ensure developments “will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development” and create “places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users”. CP57 states that “a high standard of design is required in all new developments, including extensions” and is expected to draw on the local context, be complementary to the locality, and take “account of the needs of potential occupants, through planning for diversity and adaptability”. RWB Neighbourhood Plan (Policy 7: Design) states that “development must respect local character”.

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 and integrate the new development into its surroundings. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions and a high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

The proposed extension is to be faced in red brick and will have a flat roof, referencing the single storey storage extension adjoining the south side elevation of the house. The materiality of the proposed extension is sympathetic and not out of character with the host dwelling nor the locality. Its form and scale indicate its subservience to the host dwelling and will not impact on the street scene nor is it of atypical form to similar rear extensions found in the local area, like those at 1 and 2 Everleigh Road or 22 and 24 The Rosary.

The simple and discreet design of the proposed ramps will provide a wheelchair accessible ground floor without significantly impacting the character of the dwelling or local area.

The design of the proposed single-storey extension and ramps are considered to be in compliance with the NPPF (paras 130), CP57 and the RWB Neighbourhood Plan and therefore acceptable. However, a condition is recommended to ensure that the proposed materials are as stated and can be added to any approval notice. Such a condition is considered appropriate and necessary in this instance and to meet the relevant tests.

Neighbouring Amenities:
The NPPF (para 130) advises that planning should “create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users”. CP57 requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and “ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)”.

Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

The application site is semi-detached, adjoining one dwelling to its North-East. Despite this, the site is relatively unoverlooked and it is not considered that there will be an impact on the amenity of neighbours. The proposed ramps are discreet and will provide a fully wheelchair accessible ground floor into and around the house and out to the private amenity areas, which will help promote the health and wellbeing of existing and future occupants.

No letters of representation were received from neighbours that would affect consideration of the proposal and the proposed extension and side window are not considered to impact on residential amenity. The proposal is therefore in compliance with the NPPF (para 130) and CP57 and is acceptable.

CONCLUSION:
The proposal is not considered to conflict with the statutory requirements, the national and local planning policies nor the Royal Wootton Bassett Neighbourhood Plan. The proposal would not result in harmful impacts to the residential character of the locality or to residential amenity. The proposal can be supported.

It is therefore recommended that the application should be permitted subject to relevant conditions.

RECOMMENDATION:
That planning permission be GRANTED subject to the following conditions.

Conditions: (3)

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:

Site Location Plan. Received 30 October 2023.
Proposed Block Plan. 21708/5. Received 30 October 2023.
Proposed Ground Floor Plan. 21708/2. Received 30 October 2023.
Existing & Proposed Side Elevations. 25189/4. Received 30 October 2023.
Existing & Proposed Front & Rear Elevations. 21708/3. Received 30 October 2023.
Design & Access Statement. Received 30 October 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 used in the existing building.

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

Informatives: (3)

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 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.

6 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.