DELEGATED REPORT

Application Reference:	PL/2023/07822
Application Type:	Householder Planning Permission
Site Address:	19 Fairmead View, Box, SN13 8ND
Proposal:	Demolition of existing conservatory and lean-to storage cupboard. Structural alterations to existing kitchen. New rear infill lean-to extension and new rear flat roof extension and internal alterations with associated alterations to the landscape and drainage.
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application is for the 'Demolition of existing conservatory and lean-to storage cupboard. Structural alterations to existing kitchen. New rear infill lean-to extension and new rear flat roof extension and internal alterations with associated alterations to the landscape and drainage.'

Plans indicate the existing conservatory and outdoor store are to be removed and replaced with an L-shaped single storey extension. A small terrace is to be retained however the majority of the existing yard is to be covered by the extension. Measuring approximately 3.1m at its highest point, the proposed extension is part-flat roof, part lean-to. The extension is to be clad in timber fixed in two ways. The lean-to element is to be clad in board and batten timber with the flat roof section having hit and miss timber battens. Plans also indicate a 1.8m high hit and miss privacy screen around the small terrace. The roof light, windows and bifold doors are to be polyester powder coated frames.

The proposal is for use ancillary accommodation to the existing dwelling.

SITE DESCRIPTION/CONTEXT

The property known as No19 Fairmead View is a mid- terrace property off the High Street in the village of Box. No. 19 Fairmead View is a two-storey dwelling of ashlar stone elevations to the front and a concrete tiled roof. To the rear of the property there is an existing small conservatory and separate external store.

The site consists of broadly three parts. A steeply sloping garden belonging to the property is positioned across a track from the main property, To the rear of the property is a small courtyard and across a path, which runs along the rear of all the properties in this terrace, is a separate smaller garden.

The site is located within the Cotswold's AONB (now National Landscape), The Western Wiltshire Green Belt, and Box Conservation Area. Grade II listed Woodstock Cottages (1-3 Mill Lane), lie approximately 30 metres to the north-west and Box Primary School and School House lie approximately 80 metres to the south-west.

The Public Right of Way BOX 16 runs along the lane to the front of the property which bisects the front gardens from the dwellings of Fairmead View. There are no other site-specific constraints.

The property is located within Box, a village with the Corsham Community Area.

PLANNING HISTORY

N/A

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
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Ensuring the conservation of the Historic Environment
Core Policy 61: Transport and Development
Core Policy 64: Demand Management

National Planning Policy Framework 2023 (NPPF)

ISSUES

- Principle of Development
- Green Belt
- Scale and design
- Landscape and visual impacts – including impact on Cotswolds National Landscape
- Heritage
- Residential amenity
- PRoW / Footpath

CONSULTATION

Box Parish Council – No objection

> *The Box Parish Council has no objections to this application.*

REPRESENTATIONS

The application was publicised by individual neighbour notification, 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 is established as acceptable, providing those proposals are complaint with the requirements of relevant policies within the development plan.

Green Belt

There is no relevant local development plan policy on Green Belt and as such the NPPF, Section 13 is the only policy consideration on this matter. This sets out a negative planning approach and is one of the most restrictive planning policies in England. It sets out that development, except for specific exclusions at paragraphs 149 and 150 of the NPPF, is inappropriate. Furthermore, it states that inappropriate development is, by definition, harmful. It explains that development should not harm the defining characteristic of the Green Belt which is its openness.

In this particular case, the proposals represent a a relatively minor extension to an existing building which is largely (but not exclusively) on the footprint of existing built form. The extensions and alterations are not considered to represent a disproportionate addition over and above the size of the original building, thereby meeting with the exception set out in paragraph 149(c) to the NPPF and therefore is not inappropriate development in the green belt.

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.

Plans indicate a departure in style and materials from the original dwelling and surrounding building however a modern approach is not in itself objectionable. Whilst divergent from the buildings current form, the extension will result in the removal of a low-quality conservatory and will allow the evolution of the building to be clearly understood. The public facing, front elevation is to remain unchanged.

In summary, it is concluded that the proposed development responds positively to the existing built form and remains considerate to the surrounding properties. On this basis it is considered that the proposals comply Core Policy 57 of the Wiltshire Core Strategy Development Plan in this respect, and are therefore considered acceptable.

Landscape and visual impacts – including impact on Cotswold National Landscape

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 property is set within the village among neighbouring properties. The proposal is sited to the rear of the property and will be seen in the context of existing buildings within the settlement of the existing built environment and as such is not considered to cause harm to the openness and scenic beauty of the Cotswolds National Landscape.

As such the proposal is considered to conserve the landscape setting of the Cotswolds National Landscape in accordance with CP 51 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 property is within the Box Conservation Area. The proposal is located within the confines of the existing residential curtilage and notwithstanding the chosen modern palette, the proposal is considered to integrate within the setting of the Conservation Area and to not to harm the significance of the heritage asset in accordance with the above policies. Similarly, and due to the intervening distances, the proposed design and setting of the proposal is considered not to harm the nearby listed buildings.

There is therefore considered to be no harm to the heritage assets as a result of the development which is found to be in accordance with CP 58 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 houses along Fairmead view are staggered in height to allow for the change in land levels from the High Street, to Mill Lane to the north-west. The neighbouring properties most sensitive to the proposal will be nos 18 and 20 Fairmead View to either side of the proposal. The highest element of the proposal, the flat roof section will be on the boundary with No 20 which is at the same height as No 19. The proposed addition will extend approximately 1.2m further than the existing rear elevation of No 20. The lean-to element, on the boundary with No18 Fairmead View, which is set at a lower level than No19, will extend approximately 1.5m further than the existing conservatory.

Taking the above into account 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.

Public Rights of Way and footpath

The footpath Box 16 runs the length of the track from the High Street (east) across the front of the terrace of properties to meet with Mill Lane (west). The track is unmade, the properties have pedestrian access from the track and to front doors and to the larger gardens and parking areas opposite the terrace. The development will take place off the track and PRWO Box 16, no alterations are proposed to the track and all the development is to the rear of the property. The footpath to the rear of the properties of Fairmead View is not a public right of way, rather rear access to the properties.

Whilst the proposed extension will not impinge on the public right of way, an informative is considered appropriate to advise the applicant of the need to ensure the right of way remains unobstructed during the construction period.

CONCLUSION

The extension and alterations are not considered to be a disproportionate additional over and above the size of the original building and are therefore not inappropriate development in the green belt.

The design, scale, siting and materials are found to be in accordance with CP 57 of the WCS. The proposal is considered to conserve the landscape setting of the Cotswolds National Landscape in accordance with CP 51 of the WCS. 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. The significance of the heritage assets of the Conservation Area and neighbouring Listed Buildings are considered to be preserved in accordance with CP 58 of the WCS.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

See decision notice