DELEGATED REPORT

Application Reference:	PL/2023/08600
Application Type:	Planning permission House Holder
Site Address:	56 North Street, Calne, SN11 0HL
Proposal:	Single storey extension to side of property to increase size of Shower room.
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application is for a single storey side extension to an existing single storey flat roofed element of the property.

The extension is proposed as approximately 0.7 of a metre wide by approximately 2.8 metres in depth, it is attached to the north side of the existing flat roof ground floor element of the original dwelling. The height to the top of the flat roof is approximately 2.4 metres. The extension is to provide an enlargement to the existing ground floor bathroom at the property.

The materials of the existing extension are of wheeler block elevations with a flat roof and one white uPVC window at the side. The proposal is to use wheeler block and flat roof with a white uPVC window to match the existing.

The extension will project towards the north side boundary of the property, the side pedestrian gated access will be moved towards the north boundary.

A revised site location plan was received during the life of the application to reduce the redline in accordance with the provided site block plan.

The application is made as ancillary accommodation to the existing residential use of the property.

SITE DESCRIPTION/CONTEXT

The property known as no. 56 North Street is a semi-detached dwelling within an established part of the Town of Calne. Calne is designated as a Market Town within the Calne Community Area Policy 8 of the WCS.

The property has a rear single storey gable roof extension with a single storey side flat roof extension which provide a ground floor bedroom and bathroom. The property faces North Street with driveway parking and gardens to the front, side pedestrian access and rear gardens. The property is part of the estate of similar dwellings to the east of North Street forming Dixon Way which are semi-detached with single storey flat roofed side elements which appear as original to the properties.

No. 56 North Street has previously been extended from the rear of the flat roofed single storey and rear elevation of the original house to form a rear single storey bedroom extension. The flat roofed single storey at the side is a bathroom to this ground floor bedroom.

No. 56 North Street is situated where North Street meets Lickhill Road, to the north of the across an single track driveway is a care home known as the Firs.

Neighbouring properties to the opposite side of the road are of individual residential detached and semi-detached dwellings with varying materials the area is of residential character.

There are no other designations upon the property.

PLANNING HISTORY

13/001612/PRN – Single Storey rear extension – Prior Approval granted.

13/01635/FUL – Dropped kerb and hardstanding - PER

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 8: Spatial Strategy for Calne Community Area
Core Policy 57: Ensuring High Quality Design and Place Shaping

Calne Neighbourhood Plan - made February 2018
Policy BE2 – Design Principles for Local Distinctiveness.

National Planning Policy Framework 2023 (NPPF)
Section 2: Achieving sustainable development
Section 12: Achieving well designed places

ISSUES

- Principle of Development
- Scale and design
- Residential amenity

CONSULTATION

Calne Town Council – No comment received.

REPRESENTATIONS

The application was publicised by direct neighbour letter. There have been no representations received to the proposal.

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.

The proposal is for a *house holder* development within the residential curtilage and is therefore considered acceptable in principle subject to meeting with other policies of the plan which are discussed below.

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 site is a modern semi-detached dwelling house within an established residential area of similar properties in scale, design and materials. The property has elevations of concrete blocks, the existing single storey to be extended is of the same elevational blocks as the main house. The flat roofed single storey is set back from the principal elevation of the dwelling by approximately 1.5 metres. It projects to the side by approximately 2 metres, the extension will be of the same materials and extend by a further 0.7 of a metre in width enlarging the existing bathroom. The extension projects to the rear by approximately 2.8 metres and returns at the existing side door of the house. The proposal has a flat roof to match the existing.

The extension projects towards the side boundary by approximately 0.7 metres the existing side gate access is moved to the position between the boundary and side of the new extension.

The proposed extension is of matching materials to blend with the existing dwelling with a flat roof the height is approximately 2.4 metres. The relatively modest scale and siting are considered to be in keeping with the existing dwelling in terms of design, siting, scale and materials.

The Calne Town Council have not made a response.

The design, scale, siting and materials are considered to be in accordance with CP 57 of the WCS and the Calne Neighbourhood Plan design principles BE2.

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 proposal is single storey and located within the grounds of the existing dwelling extending an existing single storey by a relatively modest amount. The extension comes closer to the side boundary with the single driveway beyond serving the care home known as The Firs and the allotments beyond.

The siting, scale and design of the proposal is considered not to give rise to any unacceptable impacts to neighbouring occupiers from overbearing, overshadowing or overlooking.

There have been no representations received from neighbouring occupiers.

In terms of amenity the proposal is considered not give rise to unacceptable impacts to neighbouring occupiers in accordance with CP 57 of the WCS.

CONCLUSION

The proposal is considered to be of design, siting, materials and scale in keeping with the host dwelling. No unacceptable impacts have been identified to impact upon the amenities of neighbouring occupiers due to the development. The proposal is considered to be in accordance with CP 57 of the WCS and policy BE2 of the Calne Neighbourhood Plan.

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:

Site Location Plan 1:1250 Scale - received 12th December 2023.

Drawing no. 8454/4 - Block Plan

Drawing no. 08454/1 Existing and proposed floor plan 1:50 Scale

Drawing no. 08454/3 - Existing and Proposed side and rear elevations - 1:100 Scale - received 5th October 2023.

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

Informatives

3. 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.

4. 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.

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.