CASE OFFICER'S REPORT

Application Reference:	PL/2023/09552
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	07 December 2023
Case officer:	Selina (Nina) Parker-Miles

Site Address:	22, Victoria Gardens, Trowbridge BA14 7LJ
Proposal:	Proposed Porch and Single Storey Rear Extension
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to a detached single storey dwelling, 22 Victoria Gardens located in Trowbridge. The host dwelling benefits from an attached garage and an off-road parking area to the front elevation. The host dwelling is located within a cul-de-sac of detached bungalows that have undergone extensions and alterations over the years, and lies within an area susceptible to surface water flooding.

This application is seeking permission for erection of a porch and a single storey rear extension. The works would facilitate improved downstairs living accommodation.

Policies

National Context:

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015
CP2 Delivery Strategy
CP29 – Spatial Strategy for the Trowbridge Community Area
CP57 - Ensuring High Quality Design and Place Shaping
CP67 – Flood Risk

Key Issues

Principle of Development
Design and Visual Impact
Neighbouring Amenity
Flood Risk

Consultation Responses

Trowbridge Town Council - No objection

Representations
Consultation consisted of advertisement by site notice and neighbour notification. No representation letters were received.

Planning Considerations and 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.

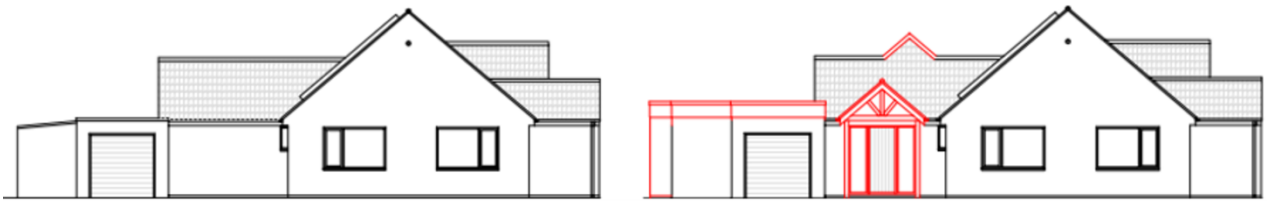
Principle of Development
The proposed development comprises an extension to an existing residential property set in an established residential curtilage within the settlement boundary of Trowbridge. The proposed extension is wholly within the residential curtilage and as such the principle of development is acceptable subject to the following considerations.

Design and Visual Impact
Core Policy 57 requires a high standard of design in all new developments, of particular relevance to householder extensions is paragraph (iii) which requires 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.

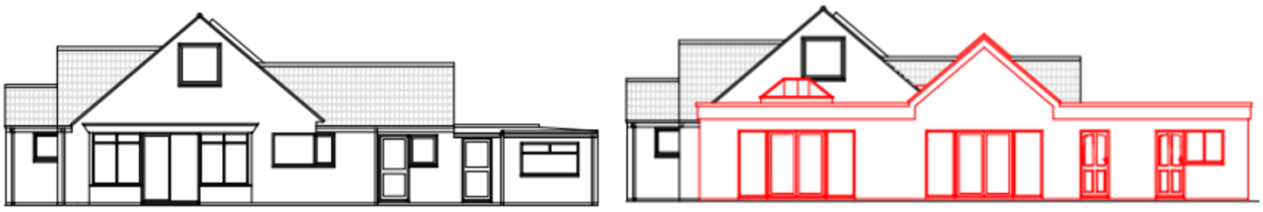
The proposal seeks to raise the height and extend the existing garage to the rear to create extra storage and remove the existing flat roof extension on the rear elevation rear to erect a single storey extension which would span across the width of the rear elevation. The rear extension would comprise of a flat roof form with a pitched roof element to create a vaulted ceiling within the kitchen/ dining room. A glass lantern would be inserted within the flat roof serving the snug.

Whilst the pitched roof would be a deviation from the proposed flat roof form proposed across the entire rear elevation, officers acknowledge that gable ends and pitched roof forms are present within the existing built form, therefore the proposed addition would not appear out of character with the host dwelling.

Windows and doors would be inserted on the rear elevation and on the north side elevation of the extension. The materials would match existing (matching brick with concrete tiles and white UPVC fenestration) with a rubber membrane flat roof.



Existing and proposed front elevation



Existing and proposed rear elevation

The applicant also seeks to insert a porch to the front elevation and create a new entranceway. The porch would consist of a wooden frame with a pitched roof form of matching concrete tiles. The existing front entranceway would be removed with a window inserted. The porch would sit as a subservient addition with matching eaves height to existing.

It is considered that the extensions would by virtue of their height, scale and design constitute complementary additions to the host dwelling that would appear commensurate to the size of the property and plot. The development would therefore comply with Policy CP57 of the WCS.

Impact on Neighbouring Amenity

Core Policy 57 of The WCS states that applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through having 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, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

All windows proposed would look out over the applicant's private gardens to the front side and rear, replicating the existing arrangement of the host dwelling, therefore no overlooking concerns are raised.

The proposal relates to single storey extensions to a detached property with extended separation distances to any affected neighbours therefore no objections are raised in relation to overbearing or overshadowing.

Given the scale of the development proposal, it is considered that the proposed extensions would not result in unacceptable loss of light, overlooking, overshadowing and would not have an overbearing impact upon neighbouring properties. For these reasons, the development proposals would comply with Policy CP57 of the adopted Wiltshire Core Strategy

Flood Risk

The application site does not lie within any flood zone so does not trigger a consultation with the Environment Agency, however the host dwelling lies within an area with a risk of surface water flooding, which gives rise to concern over ground water and surface water flooding. The proposed ground floor plans have been annotated to illustrate that the proposed works would be served by the existing drainage system. Officers therefore consider the proposal would meet the requirements of the flood standing mitigation measures, to ensure the development would be free from flooding as outlined in Paragraph 167 of the NPPF 2021.

RECOMMENDATION: Approve with conditions

Conditions: (2)

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:
Existing and Proposed Elevations and Floor Plans DWG No AH2023/59 1 of 2
Existing Ground Floor Plan and Proposed Block Plan DWG No AH2023/59 2 of 2
All Plans Received 09.11.2023

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