CASE OFFICER'S REPORT

Application Reference:	PL/2023/09177
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	22 November 2023
Case officer:	Selina (Nina) Parker-Miles

Site Address:	1 Pound Close, Semington, Trowbridge, BA14 6JP
Proposal:	New extension and entrance porch
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to an end terraced dwelling, 1 Pound Close, located within an established residential area in Semington. The host dwelling benefits from an off-road parking area to the front elevation. The surrounding properties are all similar in style comprising of semi-detached pairs and terraced properties.

This application is seeking permission for a two-storey side extension that would extend to the rear. The works would facilitate extended living areas at ground floor and an additional bedroom with en-suite at first floor. The development would include creation of a turning space within the front driveway.

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

CP60 – Sustainable Transport

CP61 – Transport and Development

CP64 – Demand Management

Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015)

Key Issues

Principle of Development

Design and Visual Impact

Neighbouring Amenity

Highways Impact

Consultation Responses
Semington Parish Council - No objection

Representations
Consultation consisted of advertisement by site notice and neighbour notification. A letter was received from the neighbouring occupier at No. 1 Somerset Way in regards to potential overlooking from the proposed first floor window on the east elevation. The comments received will be appraised within the Neighbouring Amenity section below.

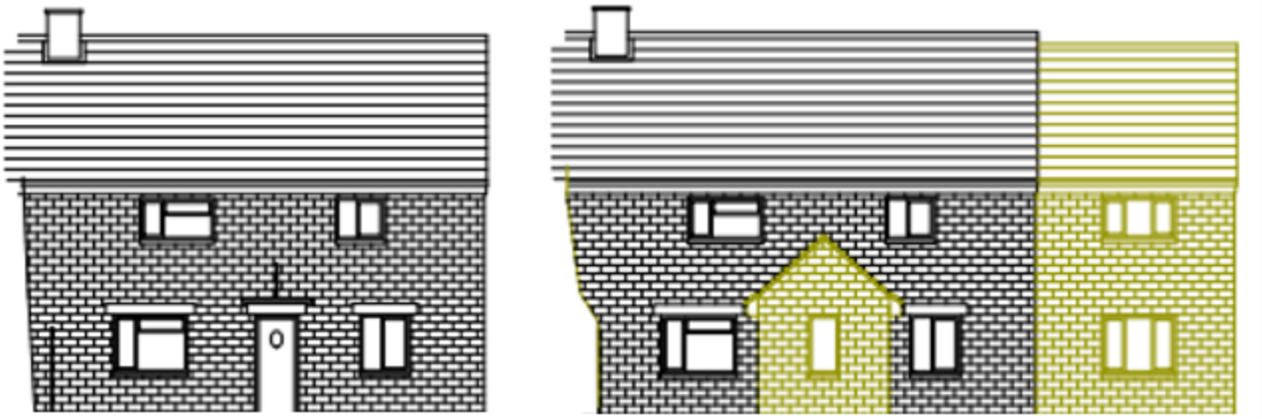
Planning Considerations and Assessment
Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations 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 two-storey side extension would be positioned on the southeast elevation, stepped back from the principal elevation and would extend the depth of the host dwelling extending from the rear elevation by a distance of 3.9m. The extension would employ a pitched roof form to match the existing and would employ a rear facing gable. The existing flat roof single storey extension to the rear elevation would remain.

The ridge height would be set down from the existing ridge height and this would ensure the extension would be viewed as a subservient addition. Windows would be inserted on the front rear and side elevations at both ground and first floor. The applicant also proposes adding a porch to the front elevation and this would consist of a front facing gable with pitched form. The pedestrian access would be located on the southeast elevation with a window inserted on the front south west elevation.



Existing (left) and proposed (right) front elevation



Existing (left) and proposed (right) rear elevation

The use of matching materials (blockwork under concrete roof tiles) with matching white UPVC fenestration would ensure the proposal would integrate into the surrounding setting and existing street scene. 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 and rear, replicating the existing arrangement of the host dwelling. The adjacent neighbour to the east at No.1 Somerset Way has raised concerns in regards to potential overlooking that could be afforded by the insertion of the first floor bedroom window on the south east elevation. However

the applicant has confirmed that the window would be obscure glazed in the interests of private residential amenity. Therefore, no overlooking concerns are raised.

It is acknowledged that there would be an additional mass to the rear elevation adjacent to the attached neighbour at No.2 Pound Close however given the separation distance, in excess of 8m, no concerns are raised in relation to overbearing or overshadowing to the attached neighbour.

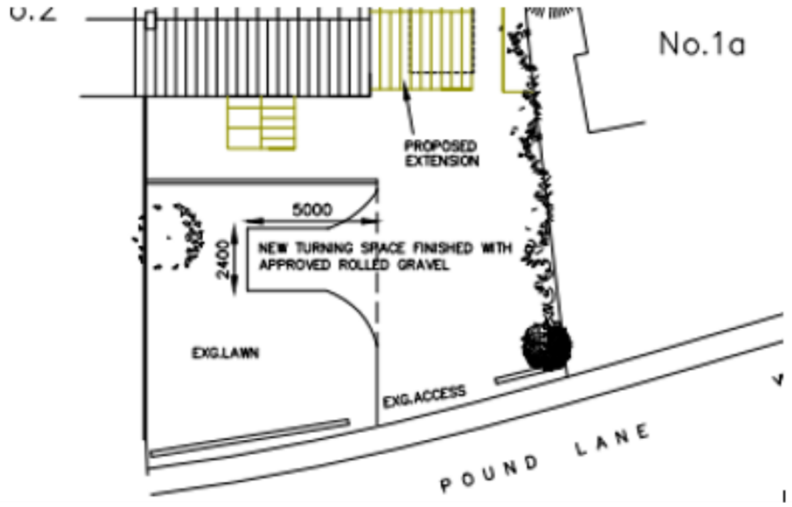
Similarly, no adverse overshadowing concerns are raised in relation to the neighbouring occupier at No.1 Somerset Way given the location of the extension on the north east elevation, and the separation distances involved.

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

Highways Impact

Impact on parking provision – Core Policy 64 (Demand Management) seeks to manage the demand for vehicle parking and confirms that residential parking standards are to be based on minimum parking standards. The development proposal would increase the number of bedrooms from 3 to 4 and in order to comply with the Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015) three on-site car parking spaces would be required for a 4+ bed dwelling (standard min. size 2.4m x 4.8m)

The host dwelling benefits from an area to the front elevation that is utilised for off street parking and the proposed scheme seeks to introduce a turning space within the existing off road parking area. Officers have appraised the scheme and consider that ample off street parking would be available for three vehicles, as illustrated by the block plan insert below.



The proposal retains the existing access and would not give rise to significant harm in terms of highway safety. As such the proposal accords with policies CP60, CP61 and CP64 of the Wiltshire Core Strategy and Paragraph 111 of the NPPF.

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:
Location Plan - Received 23.10.2023
Existing Plans and Elevations - DWG No 1 - Received 25.10.2023
Existing and Proposed Elevations and Proposed Floor Plan and Site Block Plan - DWG No 5 - Received 11.12.2023

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