CASE OFFICER'S REPORT

Application Reference:	PL/2023/09386
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	07 December 2023
Case officer:	Selina (Nina) Parker-Miles

Site Address:	Bay Tree House, 23 High Street, Bulkington, Devizes, SN10 1SL
Proposal:	Front porch extension (to replace existing porch), and rear single story extension to provide utility, larger kitchen and dining area
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to a detached dwelling, Bay Tree House, located off the High Street in Bulkington near Devizes. The host dwelling benefits from an off-road parking area to the front elevation and extended private residential curtilage. The surrounding properties consist of a mix of housing types, both in styles and ages. A grade II listed building lies to the east of the application site.

This application is seeking permission for a single storey front porch extension and a single storey rear extension. The works would facilitate extended living areas at ground floor.

Policies

National Context:
National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:
CP2 Delivery Strategy
CP12 – Spatial Strategy for the Devizes Community Area
CP57 - Ensuring High Quality Design and Place Shaping
CP58 - Ensuring the Conservation of the Historic Environment

Key Issues

Principle of Development
Design and Visual Impact
Impact on the Setting of the Listed Building nearby
Neighbouring Amenity

Relevant Planning History

W/05/01657/FUL Two storey extension - Approve with conditions
W/06/01316/FUL New Vehicular access - Approve with conditions
W/06/02240/LBC Take down 8 metres of wall and rebuild within the new vehicular access - Approve with conditions
W/06/02695/FUL New detached double garage - Approve with conditions

Consultation Responses
Bulkington Parish Council - No comments received
Wiltshire Council Archaeology - 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 extensions to an existing residential property set in an established residential curtilage within the settlement boundary of Devizes. The proposed extensions are 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 applicant proposes extending the footprint of the existing porch by creating an entrance hallway on the front elevation with a footprint of 6.6m2. The porch would consist of a gable end with brick elevations to match the host dwelling with an oak frame and slate tile roof. To the rear elevation a single storey flat roof extension would be erected. The extension would project a depth of 4m and would span the width of the rear elevation with an overhang to serve as a rear porch area. The extension would sit at a height of 3m and would employ a rubber membrane roof with a glazed roof lantern to illuminate the internal space.



Existing (left) and proposed (right) front elevation



Existing (left) and proposed (right) rear elevation

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

Impact on the setting of the listed building nearby

Section 66 of the Planning Listed Building and Conservation Area Act 1990 states that the local planning authority has a duty to pay special attention to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.

Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 201-3 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved.

Paragraph 197 requires that local planning authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance provides guidance on interpreting the NPPF. The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance".

NPPF paragraph 194 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance.

The application site is located within the vicinity of a listed building (Grade II listed, Withdean House) as depicted by the map insert below (black hatching). Therefore, any proposed development has to be appraised in relation to the setting of the listed heritage asset.



Given the limited works to be undertaken to the host dwelling, which would not be readily visible from the public realm and contained within the built envelope of the application site, it is assessed that the development proposal would cause no harm to the significance of the listed buildings or their setting. The development therefore complies with Core Policies, 57 and 58 of the Core Strategy and Paragraph 194 and 197 of the NPPF.

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)

The host dwelling benefits from a detached position in extensive grounds with extended separation distances to any immediate neighbours. The proposal relates to single storey extensions only, therefore no concerns are raised in relation to potential neighbouring amenity impacts in terms of overlooking, 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.

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 Plans and Elevations, Location and Block Plan DWG No 1258-S01
Proposed Plans and Elevations and Block Plan DWG No 1258-P01
All Plans Received 31.10.2023

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