CASE OFFICER'S REPORT

Application Reference:	PL/2023/09254
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	24 November 2023
Case officer:	Stefan Galyas

Site Address:	17 Home Ground, Royal Wotton Bassett, Swindon, SN4 8NB
Proposal:	Proposed Rear Extension
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The site constitutes a two-storey, detached dwelling positioned within a relatively modern estate style development. The existing dwelling has a pitched roof and presents a tile hung gable to the roadside. The site is served access through a brick driveway to the south and is afforded rear garden amenity space to the north. There is a detached garage on site, positioned towards the eastern boundary. Existing external materials comprise exposed brick walls, concrete roof tiles and uPVC windows and doors.
The sites surrounding is made up of estate style housing of traditional and comparable design, remaining primarily residential in character.

The site is positioned within the Royal Wootton Bassett settlement boundary, which is identified as Market Town by the Wiltshire Core Strategy.

With regard to policy constraints, the site is not located within any designated area. There is a public right of way positioned to the sites eastern boundary registered under reference number WBAS57.

PROPOSAL:
The application seeks planning permission for the development of a single storey rear extension which would house a kitchen and utility area. The proposal would be approximately 3m in length, 10.4m in width and would have a maximum height of 3.6m. External materials would constitute brick walls, a single ply flat roof membrane and uPVC windows and doors.

POLICIES:
National Planning Policy Framework (NPPF) 2023
National Planning Practice Guidance (NPPG)
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2021

Royal Wootton Bassett Neighbourhood Plan Made 2018:
Policy 7 – Local Character

Wiltshire Core Strategy 2015:

CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP19 (Spatial Strategy for Royal Wootton Bassett and Cricklade)
CP57 (Ensuring High Quality Design & Space Shaping)

PLANNING 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.

RELEVANT PLANNING HISTORY:
15/01574/PDENQ - PD Rights Removed. 04/03/15.

16/01809/FUL – Single Storey Rear Extension. 26/04/16.

PL/2023/07306 – Proposed Single Storey Rear Extension. Refused 05/10/23.

ISSUES:
The main considerations which are material to the determination of this application are listed below:
• Principle
• Character and Design
• Neighbouring Amenities

REPRESENTATIONS:
Royal Wootton Bassett Town Council – No objection.

Letters – There were no letters of representation received in response to the proposed development.

Principle:
The principle of extending or altering an existing dwellinghouse located within the defined settlement framework is considered to be acceptable and in accordance with Core Policies 1, 2, 19 and 57 of the WCS.

Character & Design:
Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts.

Policy 7 of the Neighbourhood Plan states that development must respect local character and conserve or enhance heritage assets in a manner appropriate to their significance.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality; A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

The proposed extension would be set to the existing dwellings rear elevation and therefore away from the street side. The proposal would likely be visible from the public right of way to the east, however, views are likely to be limited due to the existing boundary fence. The proposed extension would use matching brick and materials that would relate well to the host dwelling. The use of a single ply flat roof membrane with accompanying roof lantern is considered to be acceptable and would ensure that the proposal remains subservient to the existing dwelling.

In light of the above, the proposal would not conflict with the provisions of Core Policy 57 of the WCS, Policy 7 of the Royal Wootton Bassett Neighbourhood Plan and Paragraph 135 of the NPPF

Neighbouring Amenities:
WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

The proposed extension is considered to be of a comparable size, scale and design to the previously approved scheme under 16/01809/FUL. This scheme does not appear to have been implemented, however, it is considered that the proposed extension would be sited in almost a like for like manner. Whilst the proposed extension would include some rear elevation windows that would face towards Nos. 14 and 15 Home Ground, their outlook is considered to be obscured by the rear boundary fence. It is noted that no letters of representation were received in response to the proposal.

The proposal would also partly encroach on the existing rear garden amenity space. However, it is considered that ample rear garden amenity space to meet the needs of the current and future occupiers would remain.

Accordingly, the proposed development is considered to have an acceptable impact on the residential amenities of the adjacent neighbouring occupiers and would not give rise to overbearing, overshadowing or a significant loss of outlook.

CONCLUSION:
It is concluded that the proposed development is acceptable in principle and in design and amenity terms, in accordance with Wiltshire Core Strategy Core Policies 1, 2, 19 and 57, Policy 7 of the Royal Wootton Bassett Neighbourhood Plan and the relevant paragraphs of the NPPF.

The proposal accords with the adopted development plan and as such, should be granted permission.

RECOMMENDATION: That planning permission be GRANTED subject to the following conditions:

Conditions: (3)

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:

3373/1.
Received 26/10/23.

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the application form and approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

Informatives: (3)

4 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.

5 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.

6 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.