DELEGATED REPORT

Application Reference:	PL/2023/08533
Application Type:	House Holder Planning Permission
Site Address:	25 Poynder Place, Hilmarton, SN11 8SQ
Proposal:	New first floor and rear extension to dwelling and widening of existing driveway.
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for a first-floor extension rising out of the roof of the existing bungalow with a two full two storey rear projecting extension in place of the existing conservatory.

The first floor rises out of the existing front roof slope approximately 1.7 metres back from the principal elevation of the existing bungalow the rear elevation is to extend to the first floor directly from the rear elevation of the bungalow, the rear elevation will appear as a two storey dwelling. The west side elevation will be built up to form the first-floor gable end west side elevation, the east side elevation is set in from the existing east side of the bungalow by approximately 3.5 metres. At the rear in place of the existing conservatory a two storey will project from the original rear elevation by approximately 3.6 metres.

The first floor will have an eaves height of approximately 4.8 metres with a ridge height to approximately 7 metres. The rear two storey projection has a ridge height of approximately 6 metres.

The chosen materials are of brick and concrete profile tiles to match the existing property.

The existing bungalow has four bedrooms at ground floor level, the proposal will create three larger bedrooms to the first floor a bathroom and ensuite and dressing room. The larger ground floor bedroom will remain with two smaller bedrooms become a boot room with external doorway, one bedroom as a new wc and the front bedroom as a playroom for which no alterations are proposed. The ground floor element of the rear two storey extension will enlarge the existing living room.

The existing tarmac surfaced driveway is proposed to be widened in tarmac to create an additional car space, the space will take up a part of the existing rear garden with the existing fence replaced around the new parking space.

The application is made for ancillary residential accommodation to the existing dwelling.

SITE DESCRIPTION/CONTEXT

The property known as 25 Poynder Place is a detached single storey dwelling, set within a residential estate in the village of Hilmarton which is a small village set to the north of the Town of Calne within the Calne Community Area.

The property has existing driveway access and parking to the rear and a detached single garage.

The property has vehicular access to the rear, the rear garden is enclosed by a timber fence. The front garden faces an open green space of the estate and has pedestrian access. The property has a fairly generous plot having a front garden approximately 13 metres deep by 16 metres in width and rear gardens approximately 17 metres by approximately 16 metres in width.

The elevations are of brick with concrete tiles to the roof, windows and doors are of white double glazed replacement units.

There are no other designations upon the property.

PLANNING HISTORY

94/00537/FUL – Extension - Approved

06/01542/FUL – Extensions – Approved

08/01552/S73A – 2.3 Close boarded fence – Refused – Appealed dismissed.

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
Core Policy 61: Transport and Development
Core Policy 64: Demand Management

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
- Access and parking

CONSULTATION

Hilmarton Parish Council – No objection.

Wiltshire Highways – no objection:

> *The proposal will result in a 4 bed dwelling, requiring 3 off street spaces. I note that parking is to the rear of the property and it appears that there is adequate space to accommodate three cars.*
>
> *Therefore , based on the information provided I am happy to offer no highway objection.*

REPRESENTATIONS

The application was publicised by direct neighbour letter, no representations have been received.

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.

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 proposal will see the bungalow be extended by a first floor to form a two-storey dwelling. The property is set between no. 23 and no. 27 Poynder Place which are both two storey detached dwellings. The proposed scale and height of the development is considered to be in keeping with the street scene in general. The front elevation is set back the first floor is subservient to the property while at the rear the proposal will appear as a two storey dwelling. The rear street scene is of two storey detached dwellings to the south side of the street, the rear elevation will be set back from the rear boundary by approximately 13.5 metres. The east side elevation is set in from the common boundary with no. 27 Poynder Place by approximately 3.5 metres.

The materials are to match the existing brick elevations and concrete roof tiles of the host dwelling with white uPVC windows to match the existing.

The proposal uses materials in keeping with the host dwelling, while creating a two-storey dwelling the proposal has set the front elevation back from the principal elevation leaving the front roof slope of the bungalow before the front elevation of the new first floor begins and sets it in from the east side where an area of existing roof will remain before the boundary with no. 27 Poynder Place.

The property is a modern dwelling within a residential housing estate of similar scale properties. The proposed first floor appears as a subservient addition when viewed from the front, the property is set back with open green space to the front and set between two existing two storey dwellings with a relatively generous plot. The proposed development is considered to integrate within the existing street scene and with no other designations upon the property the design is considered to be of scale, mass, materials and siting to be a sympathetic extension of the property.

The proposals are considered to be of design, siting, scale and materials to be in accordance with CP 57 of the WCS.

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 neighbouring properties most sensitive to the development are the detached neighbouring properties to either side known as no. 27 Poynder Place to the east boundary and no. 23 Poynder Place to the west boundary.

The rear elevation of no. 27 faces the east side of the proposal, the east side two storey is set back approximately 3.5 metres leaving the existing single storey element of the property as existing. There are no. window openings proposed to the east side elevation of the first-floor extension to the roof or two storey rear extension. The two storey elements will be northwest of the rear of no. 27 Poynder Place.

With regard to no. 23 Poynder Place the proposed first floor will result in a two-storey gable elevation close to the boundary with the east side of no. 23 Poynder Place. The east side elevation of no. 23 has bathroom windows at first floor.

Due to the siting and orientation of the proposal in relation to the neighbouring properties and with no openings proposed to the side elevations there are considered to be no unacceptable impacts to the neighbouring properties from overbearing, overshadowing or overlooking.

The proposal is considered not to give rise to unacceptable impacts upon the amenities of neighbouring occupiers or the area in general and to be in accordance with CP 57 of the WCS in terms of amenity.

Access and parking

Wiltshire Core Strategy policy CP61 states that new development should be capable of being served by safe access to the highway network. Core Policy 64, states that provision of parking associated with new residential development will be based on minimum parking standards.

Currently, there is off street parking to the property for two vehicles, and there is a garage the development will widen the driveway and access to provide a second car space.

The existing dwelling has four bedrooms the proposal will become a four/five-bedroom dwelling where the parking requirements would be to provide parking for three vehicles.

The Wiltshire Highways Parking Standards require a four-bedroom plus new development to provide off street parking for three vehicles.

The Wiltshire Highways Engineer has commented that there would be no objection, the proposal appears to have space to accommodate three cars.

The proposal demonstrates the required parking spaces, the Highway Access is widened the proposal is found to be in accordance with CP 61 and CP 64 of the WCS.

CONCLUSION

The development is considered to be of design, scale and materials in keeping with the locality. The development is considered not to give rise to any unacceptable impacts upon the amenities of neighbouring occupiers. The access arrangement and parking provisions are in accordance with the provision of the Wiltshire Highways. The proposal is found to be in accordance with CP57, CP61 and CP64 of the Wiltshire Core Strategy.

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

   Drawing no. 2305/PL 1 Existing Block Plan 1:200 Scale, Existing Elevations and Floor Plans 1:100 Scale

Drawing no. 2305/PL 2 Proposed Block Plan 1:200 Scale, Proposed Elevations and Floor Plans 1:100 Scale - received 3rd October 2023.

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

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.