DELEGATED REPORT

Application Reference:	PL/2023/08650
Application Type:	House Holder Planning permission
Site Address:	54 Parliament Street, Chippenham SN14 0DE
Proposal:	Rear ground and first floor extension and detached garden room.
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application is made for a rear two storey and ground floor extension and a detached outbuilding to the rear garden to replace an existing outbuilding. A first-floor side window is to be installed to the original dwelling and the existing rendered elevations are to be returned to the original brick.

The drawings show the rear two storey is proposed to project approximately 5.7 metres and is shown as approximately 4.7 metres wide. The first-floor extension is set approximately 2 metres from the common boundary with no. 52. It steps out to the south side beyond the existing side of the house at first floor and will be visible from the front street view by approximately 1.1 metres. The first-floor south side overhangs the proposed pedestrian access to the rear garden. Therefore, the first floor oversales the pathway access below by approximately 0.7 of a metre. The first-floor element of the two storey is to be finished in render and has a gable pitched roof with the ridge at 90 degrees to the original roof. The height to the ridge is approximately 6.6 metres the eaves height is approximately 5 metres. The original dwelling is approximately 7.8 to the ridge and approximately 5.3 metres to the eaves. The first-floor extension will provide a master bedroom with bathroom and extend an existing rear bedroom.

A smaller first-floor rear extension is proposed to the existing rear bedroom, it will be between the side elevation of the neighbouring two storey extension at no. 52 Parliament Street and the new proposed two storey, it will project approximately 1.3 metres from the original rear elevation and be approximately 2 metres in width. The rear roof slope is continued at a shallow pitch over the extension forming a shallow lean-to roof.

The ground floor of the extension is of full width across the original rear elevation from the boundary with no. 52 Parliament Street and steps beyond the side of the main house by approximately 0.4 of a metre allowing for the rear access walkway.

The elevations of the ground floor will be in red orange brick. The flat roof to the single storey has a roof light to the flat roof between no. 52 and the proposed two storey. At the rear and side the roof has an overhang feature with rear bifold doors across the rear elevation.

The proposed ground floor accomodation will provide a ground floor bathroom and kitchen diner family space with access to the rear garden.

A first-floor window is proposed to the side of the original dwelling to serve the landing.

The render is to be removed from the front and side elevations of the original dwelling with the brick reinstated and pointed.

The proposed outbuilding is to be sited to the rear garden to replace an existing building which is located adjacent to the rear boundary. The proposed will be set away from the rear boundary by approximately 2.5 metres and set from either side boundary by approximately 0.9 of a metre.

The building is proposed at approximately 4.8 metres wide by approximately 3.5 metres deep. The floor plan shows the use as a store approximately 1.5 metres wide with a personnel door to the front elevation with the garden room element at 2.9 metres wide with glazed bifold doors to the front (east). With no openings proposed to the sides and rear.

The roof is shall lean-to style with an overhang roof feature to the front of approximately 750 mm of a metre forming an overhang canopy, to the sides and rear the roof has an overhang of approximately 250 mm. The maximum height to the front is approximately 2.5 metres the roof slopes towards the rear to the eave's height of approximately 2 metres.

The building has elevations of vertical timber cladding with an EDPM roof.

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

SITE DESCRIPTION/CONTEXT

The property known as 54 Parliament Street is an end terrace property set within the Town of Chippenham. The property is a historic character terraced dwelling within a no through road orientated north south to Sheldon Road within an established residential area of the Town. There are some later terraced properties immediately to the south, and a more recent development to the rear (northwest) known as Westminster Gardens. The property is to the west side of the street, the parking for the property is to the front garden there is pedestrian side access to the enclosed rear garden which extends in line with neighbouring gardens to the north by approximately 25 metres. Neighbouring properties to the north have the benefit of vehicular access to the rear gardens accessed off Westminster Gardens, however, no. 54 has its rear boundary to the gardens of a detached dwelling known as no. 60 Orchard Road and no rear access to Westminster Gardens.

The property has cream rendered elevations and an artificial slate roof with white replacement double glazed windows and front door. There is an existing single storey flat roof extension to the rear projecting approximately 7.7 metres by approximately 3 metres wide. The south side single storey is stepped out beyond the south side elevation of the house by approximately 0.4 of a metre. The north side elevation of the single storey is approximately 2.2 metres off the north side boundary with the neighbouring property at no. 52 Parliament Street where the boundary is with a two-storey rear extension at no. 54 projecting approximately 5 metres along the common boundary and is approximately 5.3 metres in height with a flat roof.

There are no other policy designations covering the application site.

PLANNING HISTORY

None relating to the property.

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 10: Spatial Strategy for Chippenham 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

Chippenham Town Council – No objection

Council Highway Engineer – No objection:

> *The proposal will add a fourth bedroom therefore if current minimum parking standards were to be applied there would be insufficient space for 3 cars to park within the driveway. However, this is an existing dwelling that was designated to have a single parking space on a small driveway when built and it would be hard to defend an objection on parking grounds.*
>
> *I would not wish to raise a 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. The proposal is to take place within the curtilage of the dwellinghouse and is therefore considered to be acceptable in principle other matters are considered below.

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 uses materials to match those used in the exterior construction of the existing dwelling with render at the first floor and brick to the ground floor, the existing dwelling is rendered which is not the original finish to the dwelling, it is proposed to remove the render to the front and side elevations to repoint and reinstate the brick elevations. The single storey ground floor elevations will be in brick the roof tiles will be of artificial slate tiles to match the existing with flat roof elements in an EDPM system. The single storey element will have an overhang roof to the side and rear.

The two-storey rear element is considered to be in keeping with property in terms of design, scale and siting. The gable pitched roof is set lower to the main roof, the rear extension is slightly off set to at first floor to allow for a wider first floor and allow pedestrian rear access to the garden, the ground floor projects to the north side boundary and has an overhang detail and a range of folding doors to the rear.

The extension takes the place in part of an existing single storey rear extension. The scale and siting have been arranged to complement the existing dwelling and to be in keeping and enhance the terrace of properties where examples of two storey rear extensions of flat and pitched roof styles are on display when viewed from Westminster Gardens.

The proposal is considered to be of design, scale, materials and siting to be in keeping with the existing dwelling and the street scene 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 rear extensions.

The neighbouring properties most sensitive to the proposed rear extensions will be no. 52 Parliament Street the attached property to the north and no. 56 Parliament Street to the south side boundary.

No. 52 Parliament Street has an existing two storey flat roof extension with render elevations which projects

approximately 4.8 metres to the rear, it has no openings to the south side elevation which is to the common boundary with the proposed development. The proposed two storey will project approximately 5.4 metres to the rear being approximately 0.5 of a metre greater than that of no. 52 at two storey. The two storey is proposed to the south of no. 52 and approximately 2 metres off the common boundary. Given the projection of the existing two storey and orientation of the proposed two storey to the south there is considered to be no unacceptable impacts from overlooking, overbearing or overshadowing.

The proposed single storey projects approximately 3 metres beyond the two storey of no. 52 Parliament Street and is approximately 3 metres in height to the flat roof. The gardens of the properties extend to approximately 20 beyond the rear extensions. It is considered the single storey element of the extension will not result in any unacceptable impacts to the amenities of the neighbouring property.

In respect of no. 56 Parliament Street, the two-storey extension will come to the boundary at two storey, no. 56 is set back further from the highway than the application property, therefore, the two storey extension will begin behind the principal elevation sited roughly in line with the side of no. 56. The driveway and carport of no. 56 is to the side boundary, the house is set in from the boundary by approximately 2.5 metres. The extension will be to the north of no. 56, there is a side first floor window facing the proposed development. Due to the orientation of the two-storey extension and distance there is considered to be no loss of amenity to the occupiers of the property.

A first-floor window is proposed to the original side elevation, this is to serve the landing and would give views to the south across front gardens of properties in Parliament Street. The proposed window is not considered to give rise to overlooking above the existing situation to open front gardens.

The garden building

The proposed building is single storey with a shallow lean to roof at a maximum height of approximately 2.5 metres. The building is set in from the rear boundary by approximately 2.5 metres and from either side by approximately 0.8 of a metre. The building replaces and existing outbuilding shown positioned close against the rear boundary. The building is proposed for storage and as a garden room ancillary to the host dwelling.

Due to the scale and siting of the building there are considered to be no impacts upon neighbouring properties to either side or the property at the rear known as no. 60 Orchard Road.

Conclusion on amenity

In light of the above, the proposal is not considered to give rise to unacceptable impacts from overlooking, overbearing or overshadowing to neighbouring occupiers in accordance with CP 57 of the WCS.

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.

The property is a three-bedroom dwelling with off street parking for two vehicles to the front driveway.

Wiltshire Highways require three off street parking spaces for a new development of a four-bedroom dwelling.

The Wiltshire Highways Engineer has no objection to the proposal and has commented that it would not be reasonable to raise objection to the proposal on Highway grounds due the property having been constructed before recent parking standards were implemented.

The parking provided within the site would not conflict with CP 64 of the WCS.
The existing driveway access will remain unchanged in accordance with CP 61 of the WCS.

CONCLUSION

The scale, design, materials and siting of the proposed development are found to be of design in keeping with the host dwelling and the street scene. There are considered to be no unacceptable impacts to the neighbouring occupiers. There are no unacceptable impacts to Highway requirements for parking and access is unchanged. The proposal is found to be in accordance with CP 57, CP 61 and CP 64 of the WCS.

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:

   Drawing no. 302/RJM/2023/4 - Site Location Plan 1:1250 Scale, Existing and Proposed Block Plan 1:250 Scale.

   Drawing no. 302/RJM/2023/1 - Existing Elevations and Floor Plans 1:100 Scale

   Drawing no. 302/RJM/2023/2 - Proposed Elevations and Floor Plans 1:100 Scale

   Drawing no. 302/RJM/2023/3 - Proposed Garden Room Elevations and Floor Plans 1:50 Scale - received 6th October 2023.

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

INFORMATIVES:

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.