DELEGATED REPORT

Application Reference:	PL/2023/09776
Application Type:	Householder Planning Permission
Site Address:	26 BROOKWELL CLOSE, CHIPPENHAM, SN15 1PJ
Proposal:	Proposed rear extension and alterations
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for a proposed rear extension and alterations.

The proposed development will see the creation of a part two-storey part single storey extension which will create a larger master bedroom and an open plane ground floor living space running from the kitchen, dining and family room. The existing garage is to be converted into a snug.

The two-storey rear element will have a pitched roof, the single storey element will have a flat roof. There are alterations to an existing frontward roof slope bringing it in line with the existing roof over the garage (to be converted). The property is to be rendered throughout.

Chosen materials involve render with brown/grey composite cladding. The pitched roof will be finished in interlocking concreate tiles. Windows and doors will be finished in white/grey powder coated aluminium or UPVC as existing.

SITE DESCRIPTION

The site is a detached property within Chippenham in an area with a consistent architectural vernacular. The immediate area of the proposal is typical of a mid-20th century housing development. There are no additional constraints in terms of ecology, drainage or conservation.

POLICIES

National Planning Policy Framework 2023 (NPPF)

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 57: Ensuring High Quality Design and Place Shaping

MAIN ISSUES

- Principle of Development
- Scale and design
- Residential amenity

CONSULTATION

Chippenham Town Council: No objection

"*It is requested that some of the reconstituted stone façade is retained/re-used in order to reference the local vernacular, and as a material that would give the dwellinghouse a more natural appearance in terms of its texture, colour and warmth."*

REPRESENTATIONS

No representations 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 and alterations within the curtilage of existing dwellings is established as acceptable. However, the detail of the proposals must also be considered against other 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 in this instance will see the delivery of a part two storey, part single storey rear extension with a ridge line which remains subordinate to the original property. The single storey element has a flat roof. In terms of scale the totality of the proposed extension is not considered to overwhelm or suggest that the host dwelling has been overdeveloped. The alterations to the front of the property will not alter the character of the property to any significant degree.

The proposed palette of building materials is considered to be acceptable. The comments from the Town Council regarding the retention of the reconstituted stone façade is noted. However, it is also noted that the property currently has areas of render with neighbouring properties also appearing to be finished in render. The area features a mixture of material including various types of render, recon stone, brick and cladding. As such in this instance it is considered that the use of render and

cladding in this instance is acceptable and does not degrade the character and appearance of the host property or the wider area.

In terms of design and appearance the proposal is in this instance considered to be acceptable.

In terms of scale and design the proposal in its totality is considered to comply with the requirements of 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 proposal in this instance will see the creation of a two-storey element with additional windows at first floor level. While these are new windows, the proposal in this instance is considered to be comparable to the level of overlooking typically associated in a residential area.

Due to the proposal's location within the plot and distance from immediate neighbours, it is not considered that the proposal will result in unacceptable impact upon the amenity of neighbouring properties in terms of overlooking, loss of light or overshadowing.

As such, on balance the proposal is acceptable in terms of amenity in relation to CP57 of the WCS.

Other matters

The proposal sees the garage converted to a living space – use of the garage space in this manner does not require planning permission. In any event, there is no increase in bedrooms overall and the property appears to have space to park three vehicles on the existing driveway which would meet the Council's parking standards for a 3+ bedroom property.

CONCLUSION

The proposal is considered to be acceptable in respect of size, scale and design. The development is not considered to impact unacceptably upon the character of the area, wider landscape, highways safety, and subject to the imposition of planning conditions, is not considered to have an unacceptable impact upon the amenity or living conditions of the adjoining occupiers. The proposal is therefore in accordance with Core Policy 57 of the Wiltshire Core Strategy and relevant sections of the National Planning Policy Framework (2023).

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

See decision notice