CASE OFFICER'S REPORT

Application Reference:	PL/2023/09894
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	14 December 2023
Case officer:	Hilary Baldwin

Site Address:	56 Blackthorn Close, Royal Wootton Bassett, Swindon, SN4 7JE
Proposal:	Proposed Rear Extension
Recommendation:	Approve with Conditions

Proposal and Site Description

Proposal

The application seeks planning permission for the erection of a single-storey extension to the rear of the property. The extension would be located to the rear of the existing garage and adjoin a recent single-storey extension to the rear of the property.

The proposed extension would match the design and form of the recent extension with a flat roof, roof light with matching brick elevations, fenestration design and roof form.

The development would provide for enlarged, ground floor habitable accommodation only.

Site Description

The application site comprises a semi-detached, two storey dwelling with an adjoining garage, which in turn, adjoins the garage of the adjacent property. The property has recently benefitted from the addition of first floor accommodation above the garage and a single-storey extension spanning the width of the property, but not the garage at the rear.

The site is located within the settlement boundary of Royal Wootton Bassett but not within any or adjacent to any heritage designation.

Policies

National Context:

National Planning Policy Framework (NPPF) 2023

Paragraph 11 – Presumption in favour of sustainable development

Paragraph 131 & 135 - Function and form of Development

Planning Practice Guidance (PPG)

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015

Core Policy 1- Settlement Strategy

Core Policy 2- Delivery Strategy

Core Policy 57- Ensuring High Quality Design and Place Shaping

Core Policy 60 - Sustainable Transport

Royal Wootton Bassett Neighbourhood Plan – Made April 2018
Policy 7 – Design. Development must respect local character and conserve or enhance heritage assets in a manner appropriate to their significance.

Wiltshire Local Transport Plan 2011-2026
Car Parking Strategy

Key Issues
Principle of Development
Impact on the character and appearance of the site and settlement
Impact on adjacent neighbouring occupiers
Access, Parking and Highway Safety

Relevant Planning History
The planning history on the site reveals that the property has recently benefitted from first floor accommodation above the garage and a single-storey extension to the rear.

PL/2022/04715 Proposed Side and Rear Extension
Approved with Conditions

17/03698. Proposed garage concersion & single storey rear extension and conservatory.
Approved with Conditions. However, it appears from planning history that this development was not completed and subsequently superseded by the 2022 application.

Consultation Responses
RWB Town Council - No Objection

Representations
No letters of representation were received in relation to the proposed development.

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 principle of providing and extending facilities in association with existing residential accommodation is considered acceptable in principle and in accordance with policies CP1, CP2 and CP57 of the adopted Wiltshire Core Strategy, subject to assessment of site specific impacts, related policy considerations and compliance with the other policies contained within the

development plan and the guidance and provisions as contained within the National Planning Policy Framework.

Impact on the Character and appearance of the Site and Settlement

The planning system promotes high quality development through good inclusive design and layout and the creation of safe, sustainable mixed communities. Good design should be indivisible from good planning and recognised principles of good design seek to create a high quality built environment for all types of development.

The application site lies wholly within the settlement boundary of Royal Wootton Bassett and within an urban area characterised by two storey dwellings. The proposed extension would be sited at the rear of the dwelling and wholly behind the recently completed two storey extension on the south-eastern side of the property. The development would adjoin a recently added single-storey extension but would project an additional 2.25m from that structure, a total of approximately 4.2m to the rear of the original property. The overall height would match the existing flat-roof extension at 2.8m with a glazed roof lantern above.

The design, form and materials would match the existing extension and the scale and bulk of the extension is considered an acceptable form and not untypical of this of development for single-storey extension to the rear of modern dwellings. There would be very limited views from the public realm and from adjacent private gardens, the development would be seen against the backdrop of the host dwelling. The matching materials would help assimilate the development into the site and with the recently added extensions.

A condition is recommended to ensure that the proposed materials are as stated to match the host dwelling and the wider area and can be added to any approval notice. Such a condition is considered appropriate and necessary in this instance and to meet the revant tests.

It is noted that the Town Council has raised no objectiosn to the proposal or made reference to the Made Royal Wootton Bassett Neighbourhood Plan.

In this instance, due to the bulk, scale and location of the development, and the use of appropriate quality material detailing to match the existing property and adjacent properties within the vicinity of the site, the proposal is considered in compliance with CP57, the RWB Neighbourhood Plan and the guidance and provision of the NPPF.

Impact on Adjacent Neighbouring Occupiers

There is considered to be limited impact on the amenity of any neighbouring dwellings and is not considered to significantly overshadow, result in loss of outlook or noise disturbance over that which already exists from the proximity of this dwelling. Whilst the additional extension would be visible from the adjacent dwelling, that property is set beyond the intervening garage on the common boundary between the two properties.

It is noted that no letters of representation have been received in connection with the proposal.

Access, Parking and Highway Safety

The extended property has already been recently considered to provide suitable parking provision for the recently added first floor extension and the current proposal would only add an additional,

small area of ground floor space for the benefit of an enlarged kitchen and living area. The frontage parking and garage are retained and there is informal parking provision along the highway outside the property.

The proposal is therefore considered to be adequate in terms of parking and meet and in accordance with the requirements of the Wiltshire Parking Strategy in a manner in keeping with the local area.

Conclusion
As such, the proposals would not conflict with the statutory requirements, as well as the national and local planning policies and can be supported. The proposal would not result in harmful impacts to the residential character of the locality or to residential amenity.

It is therefore recommended that the application should be permitted subject to relevant 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 and documents:

3293/1 Location Plan, Block Plan, Existing and Proposed Elevations and Floor Plans. Received on 15 November 2023

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 used in the existing building.

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

Informatives: (4)

4 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

5 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.

6 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.

7 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.