CASE OFFICER'S REPORT

Application Reference:	PL/2023/09412
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	29 November 2023
Case officer:	Stefan Galyas

Site Address:	1 The Street, Luckington, Chippenham, SN14 6NR
Proposal:	Two storey side and rear extension. Alteration to vehicular access
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site comprises a two-storey semi-detached dwelling which is set within a row of properties of a similar external appearance presenting to the roadside. Most have rendered elevations and are characterised by the wide spaces between them which provide a break in built form and views through towards the open countryside.

The site is located within Luckington, identified by the Wiltshire Core Strategy as a Small Village. The village does not benefit from a settlement boundary although there is a village wide Conservation Area. The site subject of this report is located on the edge of the Luckington Conservation Area. There is a public right of way located immediately to the site's northern boundary under reference LUCK3.

PROPOSAL:
The application seeks planning permission for the development of a two-storey extension to the side and rear elevations. As part of the development proposal, the existing vehicle access would be altered in order to provide a wider gateway serving access to the highway to the east. Proposed materials would comprise plain roof tiles, painted rendered walls and uPVC windows and doors.

POLICIES
Local Context:
Wiltshire Core Strategy (WCS) Adopted 2015
Core Policy 1 – Settlement Strategy
Core Policy 2 – Delivery Strategy
Core Policy 13 – Malmesbury Community Area
Core Policy 57 – Ensuring High Quality Design and Place Shaping
Core Policy 58 – Impact on Heritage Assets
Core Policy 60 – Sustainable Transport
Core Policy 62 – Development Impacts on the Transport Network
Core Policy 64 – Demand Management

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

National Policy:
National Planning Policy Framework (NPPF) December 2023
Paragraphs 2, 11, 12, 47, 114-116, 131, 135, 200, 201, 203, 205-208, 212 & 213.

North Wiltshire Local Plan (2006)
NE14 – Trees and the Control of New Development

National Design Guide 2021

Planning Listed Buildings and Conservation Areas Act Adopted 1990
Section 72(1) – Special attention to be paid towards the preservation and enhancement of a Conservation Area

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 be made in accordance with the Development Plan unless material considerations indicate otherwise.

ISSUES
The main considerations which are material to the determination of this application are listed below:
• Principle
• Impact on Character and Design, Including Heritage Assets
• Neighbouring Amenities
• Highways and Access

RELEVANT PLANNING HISTORY:
20/05188/FUL - Rear extension on the first floor level for a bedroom. Approved with conditions 13/08/20.

REPRESENTATIONS:
Luckington and Alderton Parish Council – No objection.

Wiltshire Council's Highways Department – No objection.

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

Principle of Development
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, 13 and 57 of the WCS.

Impact on Character and Design, Including Heritage Assets:

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. Among other matters, it requires proposals to be sympathetic to and conserve historic buildings and historic landscapes (iv). Core Policy 58 (iii) states that designated heritage assets, including buildings and structures of special architectural or historic interest, and their settings, will be conserved and where appropriate enhanced 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.

Paragraph 200 of the NPPF requires the applicant to describe the significance of any heritage asset affected. Significance is defined in Annex 2 of the NPPF as: “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”. The applicant does not describe the Conservation Area’s significance within the submitted Design and Access Statement and only provides a basic description of the proposals perceived impact on the Conservation Area.

Paragraph 201 of the NPPF requires the local planning authority to identify and assess the particular significance of any heritage asset that may be affected and take this into account when considering the impact of a proposal.

The National Design Guide (2021) states that “to communicate the benefits of a scheme, it is important to explain how the design of a development relates to context and local character” (Paragraph 44). It adds that “well-designed places and buildings are influenced positively by:
• The history and heritage of the site, its surroundings and the wider area, including cultural influences;
• The significance and setting of heritage assets and any other specific features that merit conserving and enhancing;
• The local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of facades, characteristic materials and details”. (Paragraph 46)

The conservation area by virtue of its designation is significant in heritage terms and this significance is likely to arise from its aesthetic (fortuitous) value and historical (illustrative) value.

The site is located within a cluster of semi-detached dwelling on the periphery of Luckington which display regular gaps between each building with single storey side extensions typically on either

side. No.1 is the furthest north within the cluster and is therefore afforded a generous amount of side garden amenity space between the dwelling and the site boundary. The side and rear extension would be visible from the public domain along both the roadside and the public right of way to the north of the site.

The proposed side extension has been stepped back from the dwelling's principal elevation by 1m in order to improve its subservience to the host dwelling. Additionally, the rear extension was revised from the original proposal from a flat roof, standing seam metal roof to a double gable which would project by approximately 4.8m, matching the neighbouring rear extension at No.12. The use of matching materials would help the proposal assimilate further to the existing dwelling. Both elements of the proposal would be slightly stepped down from the host dwellings ridge height and would be approximately 6.5m to the ridge.

It is considered that the design alterations would help ensure that the proposed extension would have an acceptable impact on the external appearance of the dwelling. In relation to the Conservation Area, the extensions would likely have a neutral impact on the setting. The proposal would not conflict with the provisions of Core Policy 57 and 58 of the WCS and the relevant paragraphs 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 proposal would contain two rear elevation windows at first floor level which would likely offer views towards the neighbouring garden amenity space at No.2 from an obscure angle. It is considered that this arrangement would likely mirror the current views offered from the two-storey rear extension at the neighbouring property. Additionally, the proposed rear extension would reflect the neighbouring two storey extension in length. The proposal therefore does not give rise to an unacceptable overlooking or overbearing impact on the adjacent neighbouring occupiers.

Highways and Access:
Core Policy 62 of the WCS states that developments should provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages.

Furthermore, Core Policy 64 sets out measures for car parking management through development meeting the residential parking standards as set out within The Wiltshire Local Transport Plan.

As part of the development proposal, the exiting gated access would be widened for the purpose of easier access and egress from the site. The proposal would also increase the number of bedrooms incorporated within the property from 3 to 4. Therefore, the site must be able to

demonstrate 3 parking spaces as opposed to 2 in order to accord with The Wiltshire Local Transport Plan Car Parking Strategy. It is considered that the existing driveway would be large enough to incorporate 3 parking spaces and it is noted that no objection was raised from Wiltshire Council's Highways Engineer. Accordingly, the proposal would not conflict with the provisions of the Core Policy 62 or 64 of the WCS.

CONCLUSION

The proposed development is considered acceptable and in accordance with Core Policies 1, 2, 13, 51, 57, 58, 60, 62 and 64 of the Wiltshire Core Strategy and the relevant paragraphs of the NPPF.

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:

Proposed Plans and Elevations Rev A
Received 13/11/23.

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.