# CASE OFFICER'S REPORT

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| **Application Reference:** | PL/2023/09333 |
| **Application Type:** | Householder planning permission |
| **Site Inspection:** | |
| **Consultation ends:** | 30 November 2023 |
| **Case officer:** | Brook Bishop |

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| **Site Address:** | 10 Da Vinci Walk, Royal Wootton Bassett, Swindon, SN4 7FG |
| **Proposal:** | Single storey rear extension with side window |
| **Recommendation:** | Approve with Conditions |

**SITE DESCRIPTION:**
The application site comprises a modern, three-storey, end of terrace dwelling house which fronts onto Da Vinci Walk. It lies towards the centre of Da Vinci Walk adjoining No.8 to the North and a public footpath to the South. To its rear, it enjoys a residential amenity space enclosed by a brick wall approximately 1.8m in height.

The site lies within the settlement boundary of Royal Wootton Bassett and is set in a residential area. There is a mix of dwelling types on the estate but a cohesive approach to architectural style and form. The site is not subject to any sensitive or special land-use designations.

**PROPOSAL:**
The application seeks planning permission for a single-storey, lean-to extension to the rear of this end of terrace house and the creation of a new window opening at ground floor level on the south elevation wall.

The extension will be sited on an existing patio and no ground level changes are proposed. It will project approximately 3m and have a roof height of 3m sloping to approximately 2.25m at the eaves. The roof will be topped by two rooflights. The elevations will be faced in brick and the roof covered with concrete tiles to match the materials of the host dwelling. The extension will open to the rear (western) elevation with glazed bi-fold doors.

The side window is of a size and pattern found commonly on the estate and will add an opening to an internal utility room.

**POLICIES:**
**Legislation:**
Town and Country Planning Act 1990

**National Policy:**
National Planning Policy Framework December 2023 (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019 (NDG)

**Wiltshire Core Strategy:**
Core Policy 1: Settlement Strategy (CP1)
Core Policy 2: Delivery Strategy (CP2)
Core Policy 57: Ensuring High Quality Design & Space Shaping (CP57)

**Royal Wootton Bassett Neighbourhood Development Plan (Made 2018):**
Policy 7: Design

**Supplementary Planning Documents:**
Creating Places Design Guide SPG (April 2006)
Achieving Sustainable Development SPG (April 2005)

**RELEVANT PLANNING HISTORY:**
Whilst the site and this housing estate are subject to a number of planning applications in the past, there is no planning history on this particular property or on adjacent and adjoining sites which is considered to impact upon the determination of this proposal.

**ISSUES:**
The main considerations which are material to the determination of this application are listed below:
• Principle
• Character & Design
• Neighbouring Amenities

**REPRESENTATIONS:**
**Consultees:**
Royal Wootton Bassett Town Council was consulted on this proposal and raised no objection.

**Community Responses:**
No letters of representation were received related to this proposal.

**PLANNING ASSESSMENT:**

**Principle:**
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. Therefore, residential extensions/alterations such as the proposed are acceptable in principle subject to there being no adverse impacts.

**Character & Design:**

The NPPF (para 126) is clear that creating “high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve”. CP57 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 and that “high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings”. RWB Neighbourhood Plan (Policy 7: Design) states that “development must respect local character”.

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 as no two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality; The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions.

The proposed extension is to be faced in red brick and will be roofed with concrete tiles which will harmonise with the materiality of the host dwelling and is sympathetic to the character of the wider estate. The form and scale of the proposed rear extension are not atypical of this type of development and are considered to integrate well with the host dwelling and its setting. Whilst to a limited extent the proposed extension will be visible in the public realm, because of the public footpath, the materials as proposed will blend well with the surroundings and there will be no adverse impact on the street scene.

The design of the proposed single-storey extension is considered to be in compliance with the NPPF, CP57 and the RWB Neighbourhood Plan and therefore acceptable. However, a condition is recommended to ensure that the proposed materials are as stated and can be added to any approval notice. Such a condition is considered appropriate and necessary in this instance and to meet the relevant tests.

**Neighbouring Amenities:**
The NPPF (para 130) advises that planning should “create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users”. CP57 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, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)”.

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 application site adjoins No.8 to the North and a public footpath to the South. The rear residential amenity area slopes down and is bounded by the rear (eastern) wall of a coach house. Despite the sloped nature of the rear residential amenity space, there are no changes to ground levels proposed by this application and therefore the extension is unlikely to further any views already achievable nor to impact on the privacy of neighbours. The height of the proposed

extension will mean that there will be a degree of overshadowing, however this is not considered to be significant. The proposed new window opening on the south side elevation will look out onto a public footpath only.

No letters of representation were received from neighbours that would affect consideration of the proposal and the proposed extension and side window are not considered to impact on residential amenity. The proposal is therefore in compliance with the NPPF and CP57 and is acceptable.

**CONCLUSION:**
The proposal is not considered to conflict with the statutory requirements, the national and local planning policies nor the Royal Wootton Bassett Neighbourhood Plan. The proposal would not result in harmful impacts to the residential character of the locality or to residential amenity. The proposal can be supported.

It is therefore recommended that the application should be permitted subject to relevant conditions.

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**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:

Location Plan. Received 1 November 2023
Block Plan. Received 1 November 2023
Existing/Proposed Floor Plans & Elevations, 23/077. Received 1 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 host dwelling.

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 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.

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.