DELEGATED REPORT

Application Reference:	PL/2023/04289
Application Type:	House Holder Planning permission
Site Address:	3 The Parade, Box, SN13 8NX
Proposal:	Conversion of the garage into a play space. To include a new entrance side window, internal mezzanine and two new roof lights.
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application is for the conversion and alterations of an existing single garage to a playroom.

The existing garage door is to be filled in with a timber panel and a personnel door, to the north side elevation (garden side) a window is proposed at ground level. Two rooflights are proposed to the rear roof slope (west elevation) with a mezzanine floor proposed under the front (east) roof slope.

Revised plans have been received during the life of the application which originally proposed a rear balcony to the dwelling. This element was removed from the proposal and revised block plans were provided in respect of the garage alterations only together with supporting information for parking arrangements.

SITE DESCRIPTION/CONTEXT

The property known as no. 3 The Parade, Box, is a mid- terrace property off the High Street in the village of Box. No.3 The Parade is a two-storey dwelling of stone elevations and a slate tiled roof the rear elevations are bath stone the roofs have concrete tiles and there is a single storey flat roofed extension. The attached property to the east known as no. 4 The Parade is a GD II listed building, the terrace is of historic individual buildings of stone elevations, slate and clay tiled roofs and timber windows. The garage is one of a semi-detached pair of later modern garages added to the rear of the properties served by a shared driveway with access off The Parade between no. 4 The Parade and The Parish Council Offices.

The garages have faced block elevations, with a double roman clay tiled pitch roof and metal garage doors with driveway parking to the front.

The parking for the property is to the rear accessed over a private road serving neighbouring properties of no. 4 and no. 5 The Parade, the Box Council Offices and New Cottage a detached property to the south, the garage is located at the rear garden boundary it is a semi-detached garage with the garage of no. 4 The Parade. The driveway parking for one vehicle is to the south of the rear garden boundary of no. 4 The Parade, the garage of no. 4 is sited south of the pair of garages adjacent the property known as New Cottage.

The site is located within the Cotswold's AONB, The Western Wiltshire Green Belt, and Box Conservation Area.

The neighbouring property at no. 4 The Parade is a Grade II listed building.

The property is located within Box a village with the Corsham Community Area.

PLANNING HISTORY

14/07930/FUL – Single Storey Rear Extension – Approved with Conditions

15/05426/FUL – Single Storey Rear Extension – Approved with Conditions

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 11: Spatial Strategy for Corsham Community Area
Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Ensuring the conservation of the Historic Environment
Core Policy 61: Transport and Development
Core Policy 64: Demand Management

National Planning Policy Framework 2023 (NPPF)
Section 2: Achieving sustainable development
Section 5: Delivering a sufficient supply of homes
Section 6 Building a strong, competitive economy
Section 12: Achieving well designed places
Section 13: Protecting Green Belt Land
Section 15: Conserving and enhancing the natural environment
Section 16: Conserving and enhancing the historic environment

ISSUES

- Principle of Development
- Scale and design
- Landscape and visual impacts – including impact on AONB
- Green Belt
- Heritage
- Residential amenity
- Highways

CONSULTATION

The Box Parish Council – No objection – providing this remains ancillary to the existing property.

Council Highway Engineer – No objection – full response is available electronically, points raised are summarised below:

- Access appears to be over shared area with other properties.

- The Parade is an unclassified section of Public highway subject to a 30 mph speed limit and is a one-way street.

- There are no plans to alter the existing access with the public highway.
- The garage space is given as used for storage but could accommodate a vehicle for parking purposes.
- There would be a loss of vehicle parking space
- There is space available to the front of the garage which is used to park a single vehicle.
- Further parking has been identified within car parks and on-street parking.
- The area is heavily subscribed to for on-street parking and has time restrictions throughout the day.
- Current garage space is not utilised to park vehicles and there is available vehicle parking within a nearby car park.
- Not wish to raise objection to the proposal as it would not be of detriment to the surrounding network in terms of highway safety and capacity.

Conservation – No objection

No Objection - on the basis that the works concern a modern garage with no significant changes to its exterior form.

REPRESENTATIONS

The application was publicised by individual neighbour notification no third-party representations have been received. There had previously been an objection received to the original proposal to include a rear balcony at first floor to the dwelling, the proposal is now for conversion of the detached garage only

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.

Green Belt

There is no relevant local development plan policy on Green Belt and as such the NPPF, Section 13 is the only policy consideration on this matter. This sets out a negative planning approach and is one of the most restrictive planning policies in England. It sets out that development, except for specific exclusions at paragraphs 154 of the NPPF, is inappropriate. Furthermore, it states that inappropriate development is, by definition, harmful. It explains that development should not harm the defining characteristic of the Green Belt which is its openness.

The proposed development is for external alterations to a semi-detached garage building which is located approximately 15 metres at the bottom of the garden. The proposal is development within the Green Belt. The NPPF explains that the fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open. It also confirms that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.

The drawings demonstrate that the existing form, materials and character of the dwelling is considered to be maintained, the proposed alterations to form the playroom is sited to the bottom of the garden there will be no extension or increase to the existing built form, the proposal is for external alterations to add the roof lights and replace the garage door. The proposed development will not result in disproportionate additions over and above the size of the original building. The materials, scale, siting and discreet positioning of the playroom building is considered to not be a disproportionate extension to the original building and would therefore meet with the exception set out in paragraph 154 (c) to the NPPF and therefore does not constitute inappropriate development in the Green Belt.

The property is located within the built-up area of the village of Box and the proposal is located to similar development and close to the associated built form of the site in general. The development does not encroach into the countryside or lead to further sprawl of the built-up area. The building is closely associated with the dwelling that it has been considered as an extension to the building which is considered under para 154 (c) of the NPPF as an exclusion to development that is inappropriate in the Green Belt.

The proposal is considered to be proportionate to the host dwelling and therefore not inappropriate development which would harm the openness of the Green Belt in respect of Section 13 Para 154 of the NPPF.

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 is for external alterations to an existing building adding two roof lights to the rear roof slope, a window facing the enclosed rear gardens of the host dwelling and neighbours, and replacing an existing garage door with a timber panel and single personnel door. The building is to be used as a playroom with a mezzanine floor. The external alterations are considered to be of scale and materials in keeping with the existing building. As an outbuilding to the existing dwelling the scale, materials, siting and design of the proposal is considered to be acceptable, it will result in the loss of a garage which is discussed as Highway matters further below in this report.

The Box Parish Council has no objection providing the playroom should remain ancillary to the existing property. The application is made on house holder application forms the playroom is considered as ancillary accommodation to the existing dwelling, however, a condition can be added to any planning permission to

ensure that any change to the use of the playroom will require a separate planning permission, any change of use would need to be considered against other planning policies.

In summary, it is concluded that the proposed development responds positively to the existing built form and remains considerate to the surrounding properties. On this basis it is considered that the proposals comply Core Policy 57 of the Wiltshire Core Strategy Development Plan and are therefore considered acceptable.

The proposal is considered to be in keeping with the host dwelling and the setting of the area in general in terms of scale, siting, mass, materials and design in accordance with CP 57 of the WCS.

Landscape and visual impacts – including impact on AONB

Core Policy 51 states that development should protect, conserve and where possible, enhance the landscape character. Section 15 of the NPPF expects decisions to ensure the protection and enhancement of valued landscapes.

The property is set within the village among neighbouring properties. The proposal is sited towards the end of the rear garden and is a semi-detached building with neighbouring residential dwellings and gardens surrounding the site which is also on lower ground within the built-up area of the village. The proposal will be seen in the context of existing buildings within the settlement of the existing built environment and as such is not considered to cause harm to the openness and scenic beauty of the AONB.

As such the proposal is considered to conserve the landscape setting of the AONB in accordance with CP 51 of the WCS.

Heritage

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for works which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities in determining planning applications affecting a Conservation Area to pay special attention to the desirability of preserving or enhancing the character or appearance of that conservation area.

Core Policy 58 states that development should protect, conserve and where possible enhance the historic environment. Section 16 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Conservation Area

The property is within the Box Conservation Area. The proposal is located with the rear garden and within an area of several neighbouring properties accessed from a shared private driveway as such the proposal is considered to integrate within the setting of the Conservation Area and to not to harm the significance of the heritage asset.

Listed Buildings

The are listed building close by, at no. 4 The Parade is to the northeast of the pair of garages. The proposal is to one of a pair of relatively modern detached garages to the rear gardens of the properties known as 3 and 4 The Parade. The proposal is for external alterations to install two rooflights to the west roof slope and a new door arrangement to the front elevation of the existing garage. Given the existing development, the proposed external alterations to the modern building are not considered to result in harm to the neighbouring listed building or out of character and remains in keeping with the expected pattern of development. The proposed materials are in keeping and blend to the surrounding built environment.

Due to the nature of the alterations to an existing modern building, proposed design and setting of the proposal it is considered not to harm the nearby listed building.

The Conservation Officer has commented that there is no objection on the basis that the works concern a modern garage with no significant changes to its exterior form.

There is considered to be no harm to the heritage assets as a result of the development which is found to be in accordance with CP 58 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 neighbouring properties most sensitive to the proposal will be no. 2 The Parade which has the garden to the rear of the garage to the west and no. 4 The Parade which has the attached garage and driveway.

In terms of no. 4 The Parade the alterations are for a window to the side which looks into the applicant's garden at ground level. It is considered the removal of the garage door and change of use to the garage will not result in any unacceptable impacts to the occupiers of no. 4 The Parade. The driveway will remain for parking.

There will be two rooflights added to the rear roof slope which will face west towards the rear lower garden of no. 2 The Parade. The rooflights have the cill level above internal ground floor level above eaves height in excess of 1.7 metres where there would be little opportunity for overlooking. The mezannine is to the opposite end of the building.

There are considered to be no unacceptable impacts upon the amenities of neighbouring occupiers from overbearing, overshadowing or overlooking as a result of the development.

No representations have been received from neighbouring occupiers. An objection had been received to the original proposal which included a rear first floor balcony to the dwelling, the revised proposal is for the garage only and no representations were received to the neighbour notification for this proposal.

The revised proposal is considered not to give rise to any unacceptable impacts upon neighbouring occupiers from overlooking, overbearing or overshadowing and is found to be 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 Highways Engineer has no objection to the proposal the development will not result in any impacts to highways safety.

A statement has been provided by the applicant to explain the parking opportunities in nearby carparks and on street parking. The garage is currently not used to park a vehicle, while the Highways Engineer has commented the garage is capable of providing vehicle parking. The existing property is a three-bedroom dwelling which would require two off street parking spaces for a new development. As a result of the development the property will have one off street parking space to the driveway. There is a car park nearby which has no restrictions approximately 60 metres from the property off The Market Place. The car park in the village at Selwyn Hall provides parking with no restrictions and there is off street parking at Devizes Road.

The Highways Officer has confirmed that although there is a deficit of one space for the number of bedrooms, given that there is unrestricted parking in nearby carparks, this would not warrant refusal of permission in this particular case.

CONCLUSION

The proposal is not inappropriate development in the Green Belt in respect of Section 13 Para 154 of the NPPF. The design, scale, siting and materials are found to be in accordance with CP 57 of the WCS. The proposal is considered to conserve the landscape setting of the AONB in accordance with CP 51 of the WCS. The proposal is considered not to give rise to unacceptable impacts to the amenities of neighbouring occupiers in accordance with CP 57 of the WCS. The significance of the heritage assets of the Conservation Area and neighbouring Listed Buildings are considered to be preserved in accordance with CP 58 of the WCS. Highways access and parking arrangements do not justify refusal of the application in this case.

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:

Site Location Plan 1:1250 Scale received 9th October 2023

Drawing no. RL 01 Rev A – Block Plan with Parking Arrangements received 5th January 2024.

Drawing no. RL 02 Rev A – Existing Garage Plan 1:50 Scale received 21st June 2023

Drawing no. RL 03 – Existing garage internal view – not to scale – received 15th June 2023.

Drawing no. RL 04 – Altered Garage – not to Scale – received 15th June 2023

Drawing no. RL 05 – Altered Garage Proposed Plan and Elevation – 1:50 Scale – received 11th January 2024

Drawing no. RL 06 – Internal Gable View – 1:200 Scale – received 15th June 2023

Drawing no. RL 07 – Details of Alterations – not to scale – received 15th June 2023

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

3 The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 3 The Parade, Box, SN13 8NX and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

INFORMATIVES :

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