CASE OFFICER'S REPORT

Application Reference:	PL/2023/09480
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	18 December 2023
Case officer:	Stefan Galyas

Site Address:	28 Middle Ground, Royal Wotton Bassett, Swindon, SN4 8LJ
Proposal:	Demolishing of Conservatory, Single Storey Side Extension, Garage Conversion, Internal Alterations and All Associated Works
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site comprises a detached two storey dwelling with a central pitched roof element, a south-western lean to conservatory and a north-eastern elevation cat-slide roofed garage with a dormer at first floor level on the principal elevation. The dwelling is set within a relatively modern residential development where dwellings largely use comparable materials to their exteriors and are of a design commonly associated with twenty-first century estate style housing. No.28 is set to the southern side of Middle Ground and is accessed by a private driveway.

The site is located within the settlement of Royal Wootton Bassett, identified by the Wiltshire Core Strategy as a Market Town.

In regards to policy constraints, the site is not located within any designated area.

PROPOSAL:
The application seeks planning permission for the development of a side elevation, single storey extension. In order to accommodate these works, the existing lean-to conservatory would be demolished. The proposal would alter the dwelling internally at ground floor level and would remove the two existing side elevation doors currently serving the garage.

The side elevation extension would be approximately 8.2m in length, 3.4m in width, have an eaves height of around 2.4m and a ridge height set at 4m high. Proposed external materials would constitute rendered walls and concrete roof tiles.

POLICIES:
Local Context:
Wiltshire Core Strategy (WCS) Adopted 2015
Core Policy 1 – Settlement Strategy
Core Policy 2 – Delivery Strategy
Core Policy 19 – Royal Wootton Bassett and Cricklade Community Areas
Core Policy 57 – Ensuring High Quality Design and Place Shaping

Royal Wotton Bassett Neighbourhood Plan (Made 2018)

Policy 7 – Local Character

National Policy:
National Planning Policy Framework (NPPF) December 2023
Paragraphs 2, 11, 12, 47, 114-116, 131, 135

National Design Guide 2021

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
• Neighbouring Amenities

RELEVANT PLANNING HISTORY:
N/85/01494/FUL - Erection of 70 no. dwellings and associated garages - permission - 11/09/1985 (condition 4 removes permitted development rights for extensions and external alterations to any building and including the erection of a detached garage). Approved with conditions 11/09/85.

REPRESENTATIONS:
Royal Wootton Bassett Town Council – No objection.

Letters – No letters of representation were received in response to the application.

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, 19 and 57 of the WCS.

Impact on Character and Design:
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.

Policy 7 of the Royal Wootton Bassett Neighbourhood Plan states that development must respect local character and conserve or enhance heritage assets 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.

The proposal site is set in a discrete position with regard to the street scene along Middle Ground and is accessed through a private driveway. It is considered that the proposed side (south-western) elevation extension would not likely be perceivable from the public domain. Additionally, the extension would use matching materials to both the walls and roof and a condition ensuring that matching materials are used is considered necessary and relevant should planning permission be granted in this instance. The extension would be set below the existing dwellings ridge height and is considered to be of a visually subservient design.

Accordingly, the proposal would not conflict with the provisions of Core Policy 57 of the WCS, Policy 7 of the Royal Wootton Bassett Neighbourhood Plan 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 proposed side extension would include three new window openings which would face out towards the south-west and the site at No.33 Middle Ground. These windows would likely mirror the existing view offered from the conservatory given the comparable width between the existing and proposed. It is noted that no letters of representation were received in response to the proposed development.

In light of the above, the proposed development is considered to have an acceptable impact on the residential amenities of the adjacent neighbouring occupiers and would not give rise to overbearing, overshadowing or a significant loss of outlook.

CONCLUSION

The proposed development is considered acceptable and in accordance with Core Policies 1, 2, 19, 57 of the Wiltshire Core Strategy, Policy 7 of the Royal Wootton Bassett Neighbourhood Plan and 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:

A02 Proposed Plan and Location Plan
PL01-28MI D Proposed Drawings
Both received 01/11/23.

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.