CASE OFFICER'S REPORT

Application Reference:	PL/2023/05301
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	02 August 2023
Case officer:	Peter K-Gyabong

Site Address:	THE BUNGALOW, MILBOURNE, MALMESBURY, SN16 9JA
Proposal:	Extension to the west side of the existing property and associated works.
Recommendation:	Refuse

Site Description:

The application property is located to the northeast side of the lane that runs through Milbourne. The application property comprises a bungalow on a small site with a single storey extension to its east side projection several metres beyond the main front wall. There is vehicle access and frontage parking within the site and a small rear garden to the north.
The adjacent dwellings to the north and east are located within an estate style setting and accessed from Milbourne Park.
The site is set within the confines of this semi-rural area and fall outside of any settlement boundary as defined within the WCS.

Policy Considerations:

National Planning Policy Framework (NPPF) 2019

Paragraph 11 – Presumption in favour of sustainable development
Paragraph 127 - Function and form of development

Wiltshire Core Strategy adopted 2015 (WCS)

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 60- Sustainable Transport

Wiltshire Local Transport Plan 2011-2026

Malmesbury Neighbourhood Plan – Made February 2015

Objective 8 – Tasks 1 to 5

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.

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

Representations:
No neighbour comments received.

St Paul Malmesbury Without Parish Council:

“The parish council resolved to offer no objection to this application”.

Highways:
No objection stating that although the extension would take “up what is currently a driveway and an area partly used for parking, but the remaining space is suitable to meet the Council's parking standards.”

Highways have confirmed that part of the extension would fall within a highways land where there is no planning record of change of use as part of the applicant’s garden and the application has not submitted certificate B for. Concerns were raised by planning officers but the applicant has since submitted revised plans to move the extension back. The specific land ownership is still unclear. The proximity of the extension to the road is material in the determination of this application and forms part of the reason for refusal.

Principle of Development:

Proposal
The application seeks planning permission for the erection of one and half storey extension to the west side of the existing property and associated works. The extension would facilitate reconfiguration of the existing bungalow to create a garage, store, lobby and a gym at the ground floor and two bedrooms at the first-floor level.
It is also proposed to 3 x dormers in the proposed extension. The development would be constructed of brick, aluminium doors, concrete roof tiles, composite cladding to the dormers, and UPVc fenestration to match the existing dwelling.

The site previously had a detached garage which was subsumed with a single storey side extension to form habitable accommodation and as such the principle of providing new garaging space and additional living accommodation is considered acceptable and is in accordance with policies CP1, CP2 and CP57 of the adopted Wiltshire Core Strategy, subject to compliance with the other policies contained within the development plan.

Impact on the Character and Appearance of the site and the area

Core Policy 2 of the Wiltshire Core Strategy states that development in small villages should respect the character and appearance of the area. The preamble to Core Policy 57 states that good design helps provide a sense of place and reinforces local distinctiveness and that enhancing the character of Wiltshire's settlements is of the utmost importance that the presence of indistinct development is not a justification for standard or poor design solutions and for that matter all new development should integrate satisfactorily into its surroundings whilst seeking to enhance the overall character of the locality.

Planning application reference PL/2023/01579 for extension to the west side of dwelling which is similar to the current application was withdrawn, whilst application reference19/11644/FUL for extension to garage and dwelling to form utility & en suite and office over garage was refused.

The Wiltshire Core Strategy Policy 57 is consistent with the National Planning Policy Framework (2023) which requires that development be expected to create a strong sense of place through drawing on local context and being complementary to the locality. CP57 (iii) states that development must respond positively to the existing built form in terms of layout, height, mass, elevational design, streetscape and rooflines to effectively integrate the building into its setting.

The existing property is single storey with hipped roof. The proposed extension would be one and half storey with a number of flat roof dormers and have overall height which would in their totality exceed the height of the existing bungalow. It is considered that the design of the proposed extension by virtue of its height and projection would eclipse the host property and therefore fail to meet these criteria.

The site's constraints are further demonstrated by the recessed nature of the main frontage. The extension, which would project several metres frontwards together with its overall width and increased ridge line of the extension would not be subordinate to the host dwelling. It is considered to lack architectural merit, over dominate the built form of the host dwelling and result in detrimental visual impact on the original dwelling and on the street scene.

The increased scale would also result in a visually dominant structure out of keeping with the main dwelling and the directly adjacent properties within Milbourne Park.

The view from the public realm within Milbourne Lane of the application site and the adjacent properties, is that of modest single storey properties which assists the visual transition between the urban built form of the settlement and the open countryside.

Within appeal decision (APP/Y3940/W/16/3160987), the Inspector stated that the adjacent site (to the west) was viewed in context with the dwellings located within Milbourne Park which is characterised by single storey, low rise properties. As such, those single storey properties created a visual transition between the built form and the agricultural fields beyond. In respect of this proposal, the overall height within the front of a modest single storey property would also be visually intrusive to this edge of settlement location. The Inspector also considered that the proposed dwelling on that site, would as a result of its height, result in a dominant addition in the street scene, alien to the established character and appearance of the area.

Furthermore, the Malmesbury Neighbourhood Plan, at Objective 8, Tasks 1-5 require new developments to complement and enhance the character, form and qualities of Malmesbury and

its environs and seek to ensure a positive relationship between town and countryside. Objective 8, Task 4 specifically states that development proposals, particularly, but not only where sited on the edge of Malmesbury, must maintain visual connections with the countryside. Task 5 requires visual impact on new development in the countryside must be enhancing.

The scale, mass and design qualities of this proposal are therefore considered contrary to the criterion of policy CP57 and the Made Malmesbury Neighbourhood Plan and would result in a cramped form of development on a constrained site.

For these reasons, whilst the principle of extending a property may be acceptable, the scale, bulk, mass and prominent siting which does not respect the existing character and form of the site or the rhythm of development within the settlement is considered contrary to the guidance and provision of the revised NPPF and Core Policies 2, 13 and 57 of the Wiltshire Core Strategy and the Malmesbury Neighbourhood Plan.

Impact upon Adjacent Neighbouring Occupiers and Potential Future Occupiers

The proposed extension would largely project frontwards and give the siting would not result in overshadowing or loss of light. The proposed rear dormer serving a habitable room of the dwelling although would be closer to the common boundaries with adjacent dwelling to the rear it would not have direct view to any of the sensitive parts of the property, to warrant a reason for refusal. The proposal would not be unduly overbearing on the private amenity spaces of any those adjacent properties or result in loss of daylight either.

Access, Parking and Highway Safety

The proposal would increase the number of bedrooms existing within the dwelling. However, it proposes two garaging space and two parking spaces within the forecourt. Therefore, there would be no impact upon parking provision on the site or highway safety. Therefore, whilst there are design concerns with proposed works, it does meet the required level of parking for properties of this size.

Conclusion:
The proposed extension would have no negative impact to neighbour amenity, in terms of light received, overshadowing or loss of privacy. However, it would have an unacceptable adverse impact on the build form of the host building and visual amenity of the locality. The proposal is therefore considered unacceptable in the context of its surroundings and is contrary to the general criteria set out in the policies of the local development plan and that of the revised NPPF (2023).

RECOMMENDATION:
Refuse.

Reason:

1. The proposed development by reason of its design, scale, mass and siting would result in a cramped and incongruous form of development which fails to integrate into the existing built form and rhythm of development. The proposal would have an unacceptable impact on the visual amenities and character of the surrounding area contrary to Core Policy 57 criterion i, ii, iii and vi, of the Wiltshire Core Strategy as well as Section 12, paragraph 124 and 127 of the National Planning Policy Framework.

Refusal Reason(s): (1)

1 The proposed development by reason of its design, scale, mass and siting would result in a cramped and incongruous form of development which fails to integrate into the existing built form and rhythm of development. The proposal would have an unacceptable impact on the visual amenities and character of the surrounding area contrary to Core Policy 57 criterion i, ii, iii and vi, of the Wiltshire Core Strategy as well as Section 12, paragraph 124 and 127 of the National Planning Policy Framework.