CASE OFFICER'S REPORT

Application Reference:	PL/2023/08641
Application Type:	Householder planning permission
Site Inspection:	27 November 2023
Consultation ends:	26 December 2023
Case officer:	Helena Carney

Site Address:	21 Coster View, Great Bedwyn, Marlborough, SN8 3NS
Proposal:	Single storey rear extension
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design & Place Shaping
Core Policy 67: Flood Risk

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

ISSUES

• Impact upon amenity of occupiers of neighbouring properties
• Scale, design and materials
• Flood Risk
• Impact upon the North Wessex Downs National Landscape [Area of Outstanding Natural Beauty (AONB)]

RELEVANT PLANNING HISTORY

None

REPRESENTATIONS

Original Plans:

Great Bedwyn Parish Council: objection, commenting “Great Bedwyn Parish Council object to this application as the plans are not clear and it is difficult to understand what changes are being proposed. The height of the proposed extension would impact significantly on the neighbouring property. The proposed extension appears to be on the boundary with a neighbouring property, and

it appears the work could not be completed without some damage to the neighbours property and garden hedge”

Wiltshire Council Drainage Officer: no comment

Third party representations: one letter of representation was received from the occupier of No.19 Coster View, the adjoining property to the northern side of the application property, commenting as follows:

We would like to very strongly object to the proposed planning application PL/2023/08641 at 21 Coster View Great Bedwyn for the following reasons.
• The side wall of the extension that is being proposed, would be built right up to our boundary line. As it will be approx. 3.1 metres high (the finished roof line is even higher), this will have a significant impact on not only our loss of outlook through over shadowing but also a severe loss of daylight into our house and sunshine into our garden. We consider that this goes against the 45-degree rule as the light coming into our kitchen would be severely restricted. The only light coming into our kitchen is from the patio doors that would be approximately 45cm from the proposed building.
• On the proposal it states that there are no trees in the vicinity. However, we have a tree in the garden which would be approximately 1 metre from the proposed building. There is also a well-established beech hedge that if the planning permission were to be granted, would need to be removed. Some of this hedge is planted on our side of the boundary line and has been there for a substantial amount of time, having been planted by a previous owner of this property.
• As the proposal states that the building would be on the boundary line, we are unsure how the building could be fully completed without having access or creating damage to our garden. We would not give permission for contractors to have access onto our property.
• The proposed building plan is unlike any other neighbouring property so will be entirely out of keeping.

Revised Plans:

Great Bedwyn Parish Council: objection, commenting “The Planning Committee voted to object to this amended application on the grounds that the proposed extension is still too close to the boundary line. We also add the following statement: In line with Great Bedwyn Parish Council’s agreed policy to support sustainable, carbon zero buildings and in support of Wiltshire Council’s declaration of Climate Emergency in 2019, all new building or refurbishment projects should use sustainable materials which minimise carbon emissions and include measures to increase the efficiency of energy usage by:

• maximising reuse and recycling of materials in construction to minimise embodied carbon footprint.
• ensuring that energy is used efficiently by ensuring, no draughts, good insulation, double glazing and maximising natural cooling and using heat pumps where appropriate.
• generating renewal energy and energy storage where possible eg by installing photo voltaic cells and battery storage
• supporting biodiversity and minimising rainwater runoff (to reduce flood risk) by including rain water storage and/or rain gardens where appropriate”

Third party representations: one letter of representation was received from the occupier of No.19 Coster View, the adjoining property to the northern side of the application property, commenting as follows:

"We have previously strongly objected to the proposed planning application PL/2023/08641 at 21 Coster View Great Bedwyn and would like to add further objections following the submission of the revised plans.
Our concerns still stand regarding the significant impact on not only our loss of outlook through over shadowing but also a severe loss of daylight into our house and sunshine into our garden. Although the plans have been revised, the building has only been set back from our boundary by approx. 10cm. The height of the ridge is virtually the same. We therefore have the same concerns regarding a significant loss of natural light into our kitchen, and this still goes against the 45 degree rule, where the light would be severely restricted.
As the proposed building is still approx. 5m in length, the well-established Beech hedge, between the two properties, would still need to be removed.
Because of the roots from the tree in our garden and the Beech hedge, the footings for the proposed structure would need to be deeper. This would obviously impact on the boundary of our garden and would make it very difficult to complete the build without any access from our side. Our previous objection stated that we would not allow access onto or through our garden, for any building work. There is still no recognition, on the plans, of the tree planted in our garden which would be approx. 1m away from the proposed building.
The design of the wall nearest to our property has been changed to include guttering rather than having a parapet at the top. We would question how this would be maintained when there is only 10cm between this and the original fence. Any blockage on this guttering, from natural debris, would have an impact on our property if water cascades down instead of draining away".

ASSESSMENT

The application site relates to No.21 Cosker View, a mid-terraced two-storey property located within a small residential estate in the village of Great Bedwyn. The application property benefits from a rear garden, which contains a timber shed. There is little in the way of boundary treatments along the row terraced properties, and as such the rear gardens of the application property and neighbouring properties are open in nature.

The application property is situated within the North Wessex Downs National Landscape.

The proposals:
This application is seeking planning permission for the construction of a single-storey rear extension.

The proposed development has been amended during the application process to address concerns raised by officers, the Parish Council and the occupier of an adjoining property. The key amendments to the scheme are as follows:

• The extension has been pulled away from the shared boundary with the adjoining property to the north by approximately 0.15m;
• The parapet wall has been omitted;

• The eaves height has been reduced by approximately 0.2m to 2.3m high;
• Proposed 2m high boundary fence adjacent to the adjoining property to the south.

The revised plans were subject to a further period of consultation for 14 days.

The proposed rear extension will be constructed with a pitched roof, measuring approximately 3.6m wide x 5m deep, 2.3m to eaves and 3.3m to the ridge.

Impact upon amenity of occupiers of neighbouring properties:
The proposed development comprises the construction of a single-storey rear extension and has the potential to impact upon the occupiers of the adjoining properties.

The proposed development has been amended during the application process as detailed in a previous section and further comments received from the Parish Council and occupier of a neighbouring property have been duly noted.

The proposed extension has been moved further away from the shared boundary with No.19 to the north and will be constructed approximately 0.15m from their shared boundary and approximately 0.65m from the shared boundary with No.23 to the south. The eaves height of the proposed extension has also been reduced by approximately 0.2m.

It is acknowledged that the proposed extension is not particularly neighbourly. However, it is also noted that the extension will be constructed with a pitched roof which will slope away from adjoining properties and given the reduction in eaves height and the omission of the parapet wall (adjacent to No.19) it is considered that it will not result in such an overbearing impact or overshadowing of adjoining properties to warrant a reason for refusal in this instance.

As it is not proposed to insert any openings in the side elevation facing No.19, the proposed extension will not result in a material loss of privacy.

However, it is proposed to insert a window in the side elevation of the extension facing No.23 (the adjoining property to the south) resulting in a potential loss of privacy for both the occupiers of the host dwelling and adjoining property. These concerns were brought to the attention of the agent and the plans were amended to include a 4m long, 2m high fence to be erected along the shared boundary with No.23. The proposed fence is considered to be of a sufficient height and length to avoid any material loss of privacy as a result of the proposed development.

The application property is one of 12 dwellings in this row of terraced properties, which are of a similar design and scale. It is noted that 2 properties within the terrace (No.s 5 & 7 Cosker View) have been granted planning permission to construct a single-storey rear extension or conservatory, of a similar scale and design to what is proposed here. Therefore, it is clear that a precedent has been set for a development such as the one subject of this application.

Scale, design & materials:
The adopted Wiltshire Core Strategy (WCS) Core Policy 57 requires a high standard of design in any new developments including alterations or extensions to a dwelling. Development is to create a strong sense of place through drawing on local context and being complementary to the locality.

The policy seeks for any new development to positively respond to the existing townscape and landscape and effectively integrate into its settings.

The proposed single-storey extension will be constructed to an acceptable scale, design and of matching materials. The proposed extension is therefore considered to be an acceptable addition to the host dwelling.

As mentioned above, the proposed extension will be constructed to a similar design and scale to that of a single-storey rear extension approved at a neighbouring property (planning permission reference number 19/02463/FUL) and as such the proposed extension will not look out of character.

Flood risk:
A Flood Risk Assessment (FRA) forms part of the submission identifying that the application site falls within Flood Zone 3 with the potential for flooding being mainly for surface water risk as identified in the Great Bedwyn Flood Plan.

The submitted FRA concludes “The proposed works consist of a domestic extension which falls within the definition of a minor extension (household extensions or non-domestic extensions less than 250 square metres) in Flood Zone 2 or 3. The modelled flood levels for the area are above the current ground level of the house as such, the floor will be kept at a level consistent with the existing ground floor levels of the property.

The Ground floor to the existing house is set at 118.75m and has never been fallen victim to a flooding event in the 35 years since its construction. Therefore, the existing floor level will be maintained within the new extension. The existing area of garden consists of non-permeable hardstanding which runs off into the gravel area of the garden. The new extension will collect the rainwater and direct it into the existing surface water drainage system”.

Therefore, the proposed development does not give rise to any significant issues in relation to flooding.

Impact upon the North Wessex Downs National Landscape [Area of Outstanding Natural Beauty (AONB)]:
As the proposals will be within the main built-up part of the settlement and there will be no encroachment into the open countryside, no harm will be caused to the special qualities of the National Landscape.

Other issues:
Concerns raised by the occupier of an adjoining property regarding the impact of the proposed development on an existing hedgerow and tree located within their rear garden has been duly noted. As the properties are not located within a Conservation Area and as the trees are not subject to a Tree Preservation Order, consent is not required to carry out any works to existing trees. However, if works are required to be undertaken to existing trees or hedges that are not sited within the application site, then the applicant is advised to seek permission from the owner prior to any works being undertaken.

The comment received from the occupier of the adjoining property stating they would not allow access onto or through their garden, for any building work has also been duly noted. However, this is a civil matter between interested parties and not a material planning consideration. However, an informative drawing the applicant's attention to the Party Wall Act will be included on the decision notice.

The comment received from the Parish Council with regard to their Statement on Sustainability has been duly noted. Whilst the council encourages a sustainable approach to development, this is not currently enforceable due to a lack of local planning policies in this regard. However, it is considered reasonable to include an informative on the planning approval, drawing the applicant's attention to the Parish Council's Statement on Sustainability.

Conclusion:
The proposed application seems fitting with regards to scale, design and materials. The proposals are considered acceptable in the context of its surroundings and in accordance with the general criteria set out in the aforementioned policies of the local development plan.

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:

Application Form
Flood Risk Assessment, Job Number: 23.003. October 2023
Location Plan
Drawing Number 23.003-01B, Design Scheme, received 08/12/2023

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

3 The fence shown on the approved plan (Drawing Number 23.003-01B, Design Scheme, received 08/12/2023) shall be erected prior to the beneficial use of the development hereby permitted and it shall be retained and maintained as such at all times thereafter.

Reason: To prevent overlooking & loss of privacy to neighbouring property.

Informatives: (2)

4 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.

5 The applicants attention is drawn to the Statement on Sustainability from Great Bedwyn Parish Council.