CASE OFFICER'S REPORT

Application Reference:	PL/2023/09958
Application Type:	Householder planning permission
Site Inspection:	12 January 2024
Consultation ends:	18 December 2023
Case officer:	Olivia Tresise

Site Address:	72 Chapel Lane, Broad Town, Swindon, SN4 7RT
Proposal:	Two storey rear extension
Recommendation:	Refuse

The Proposal

The application seeks planning permission for the erection of two-storey rear extension at No. 72 Chapel Lane, Broad Town, Swindon. The proposed extension would project from the original rear elevation of the dwelling by approximately 3.3 metres, and it would be approximately 6.7 metres to its ridge (approximately 4.8 metres to its eaves). It would provide an additional bedroom on the first floor and an extended kitchen on the ground floor. The proposed extension would be slightly longer in length and its height would be lower than the existing two-storey extension.

In terms of fenestration, a new window is proposed on the first floor east elevation for the existing bathroom, and a new door is also proposed on the same elevation for the utility room on the ground floor.

The host dwelling currently has three bedrooms and a dressing room on the first floor, would be retained. Matching materials (Cotswold Effect stone and Interlocking Concrete roof tile) to the existing property are proposed.

Site Description

The application site comprises a two-storey detached dwelling in a residential area of Broad Town. The property sits at elevated position with a flat roof double garage to the front. The adjacent property, No. 73 Chapel Lane, has similar scale and design, except the entire dwelling sets forward towards Chapel Lane.

It is noted that the site location plan shows the 'red-edged' boundary includes a parcel of land (just behind the rear garden of 73 Chapel Lane and 76 Horns Lane). The aerial photos (following with recent site visit) show that the land is currently used as private garden for the host dwelling. However, the historic records show that this parcel of land was not part of the curtilage of No. 72, and no planning history is found regarding the change of use of the land to form part of residential curtilage of the host dwelling.

Broad Town is identified by the adopted Core Strategy as 'Small Village' that do not have a boundary, it is approximately two miles from Royal Wootton Bassett and 10 miles from Swindon.

Chapel Lane comprises a group of residential properties with different scales, forms and building materials. A public footpath, BTOW43 runs along the western boundary of the application site. The site also lies within the AONB (North Wessex Downs), and the Environment Agency's flood map shows the site is situated within flood zone 1.

Policies

National Context:
National Planning Policy Framework December 2023 (NPPF)
National Planning Practice Guidance (NPPG)

Local Context:
Wiltshire Core Strategy (WCS) adopted 2015
Core Policy 1- Settlement Strategy
Core Policy 2- Delivery Strategy
Core Policy 19 - Spatial Strategy: Royal Wootton Bassett and Cricklade Community Area
Core Policy 57- Ensuring High Quality Design and Place Shaping

Key Issues
Principle of development
Design and Visual Amenity
Residential Amenity
Highway safety and Parking

Relevant Planning History
N/91/01850/FUL Extension and alterations to dwelling. Approved with conditions, 14 October 1991
N/77/1233/F Conservatory. Approved 7 November 1977

Consultation Responses
Broad Town Parish Council - no objection
Highway Officer - no objection

Representation
Local residents / business - no response received

Planning Considerations and 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.

Principle of Development
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.

Design and Visual Amenity

Policy CP57 of the adopted Core Strategy seeks to ensure that development proposals are of the high standards of design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by respect, and enhance the character, distinctiveness and amenity of both the site and its context.

The application site comprises a two-storey detached dwelling with enclosed private garden at the rear, and it also has a two-storey pitch roof extension at the rear. The surrounding area is characterised by a mix of different scales, design and building materials.

The proposed rear extension would sit on the existing patio area, and it would be similar to the existing extension, in terms of its scale and design with materials to match those on the host dwelling, although it would be slightly longer in length and shorter in height. The new extensions would be visible from adjacent public footpath (and the surrounding properties), however, it would not be highly visible from public realm, e.g. Chapel Lane. It is however still important to ensure the design quality is of a high standard so as not to detract from the character of the existing dwelling. In this instance, the proposed extension has been designed to be subservient to the host dwelling and having a lower ridge height with a dual pitched roof to reflect the main character of the host dwelling. Matching building materials would also help the new extension to integrate well with the existing dwelling. It is therefore considered that the proposed extension would not result in significant harm to the character of the host dwelling.

In terms of fenestration, new windows and door are proposed on the side and rear elevation, their sizes are proportional to the scale of the extension and the design are also appropriate. Given their discreet location it is considered that they would not result in any harm to the appearance of the host building.

In conclusion to the above, it is considered that the proposed extension would be acceptable, in terms of its scale, design and materials, the proposed development would not be contrary to Core Policy 57 of the Wiltshire Core Strategy (Adopted) January 2015 and the provisions of the National Planning Policy Framework.

Residential Amenity

Policy CP57 of the adopted Core Strategy requires development proposals having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of the existing occupants, and ensuring that appropriate levels of amenity area achievable within the development itself, including the consideration of privacy, overshadowing; vibration, and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter).

When considering the potential impact of the development on the residential amenity of neighbouring residents, the neighbouring property which is most likely to be affected is the adjacent property to the northeast, No. 73 Chapel Lane, which has similar design and scale. It is noted that this dwelling sets forward towards Chapel Lane, as such the rear elevation of No. 72 already projects beyond the rear elevation of No. 73 considerably.

Whilst the proposed two storey extension would not project beyond the side elevation of the host dwelling and its ridge height would be lower than the host dwelling, it would be situated to the proximity of the primary rear garden of No. 73, which also has a primary window on ground floor near the application site.

Although the new extension would only be approximately 3.3 metre deep, due to its siting, it would result in long blank wall with two-storey in height on the side (east) elevation adjacent to the neighbouring property. It is noted that there is a gap (of approximately 3.2 metres) between two properties, however, when considering potential overbearing impact, the new extension would likely break an angle of 45 degrees drawn from ground floor windows on the rear elevation of the neighbouring property. In this instance, it is considered that the proposed extension would cause an overbearing impact upon the neighbouring residents.

A new bathroom window is proposed on the first floor east elevation. As it would not be a primary / habitable window, subject to appropriate condition, it is unlikely to result in any significant overlooking.

In summary, it is considered that the proposal would result in an overbearing impact upon the adjacent property, No. 73 Chapel Lane, and such impact would likely to be detrimental to the amenity of the neighbouring occupiers.

Highway Safety and Parking

The proposed development would increase the number of bedrooms in the property from 3 to 4. In accordance with the Councils minimum parking standards, the minimum number of on-site parking spaces requires at the property would be 3. The existing parking arrangement, i.e. a double garage and hardstanding space to the front, would be adequate to provide the required parking spaces. On the basis that sufficient on-site parking is provided, it is not considered that the development would directly lead to additional vehicles parking on the highway. Therefore, no highway objection is raised to the proposal.

Other matters

As discussed earlier in the report, the application site include a parcel of land locating at the rear of property. It appears that the land is currently used by No. 72 Chapel as private garden space. However no planning history is found to extend the residential curtilage of host dwelling. Such matter will be investigated separately, and the applicant will be advised that planning permission is required for a change of use of this parcel of land to extend residential curtilage.

Conclusion

It is considered that the proposed development would lead to a neutral impact to the designated Cricklade Conservation Area and the nearby Grade II listed buildings. In accordance with the advice contained in the NPPF, this harm can be qualified as neutral. Paragraph 200 states that as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

However, the proposal is considered to conflict with the statutory requirements, as well as the national and local planning policies and cannot be supported. The proposal would result in harmful impacts to the residential amenity of adjoining occupiers.

It is therefore recommended that the application should be refused for the following reason.

Refusal Reason(s): (1)

1 The proposed development would have an unacceptable impact on the residential amenity of the current and future occupiers of the neighbouring property, No. 73 Chapel Lane, The proposed extension, by virtue of its location, height, length and close proximity to the neighbouring property, would have an overbearing impact to be detrimental to the amenity of the neighbouring occupiers. As such, it is considered that the proposed development would fail to comply with Policy CP57 of the Wiltshire Core Strategy (Adopted January 2015) and the provision of the National Planning Policy Framework December 2023.