DELEGATED REPORT

Application Reference:	PL/2023/09164
Application Type:	House Holder Planning permission

Site Address:	38 Oaklands, Chippenham, SN15 1RD
Proposal:	First Floor Extension to side and single/two storey extension to the rear with various internal alterations.
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application proposes a rear two storey extension and a first-floor extension to the side.

The rear two storey extension

The drawings show the rear two storey is proposed to project (north) into the rear garden by approximately 3.4 metres and is shown as approximately 5 metres wide at ground floor set in approximately 300 mm with the common boundary to the attached neighbouring property of 36 Oaklands. The first floor is proposed at approximately 4 metres wide set in approximately 1 metre from the boundary with no. 36 Oaklands with a lean-to roof at ground floor. The eaves height for the lean-to roof is approximately 2.4 metres attaching to the side of the two storey at approximately 3.10 metres in height.

The proposed two storey west side elevation is set in by approximately 500 mm from the rear corner of the house. The existing rear first floor bedroom window of the property will be covered with the extension a smaller bedroom window is proposed moved towards the boundary with no. 36 Oaklands proposed at approximately 600 mm wide and set in from the boundary with no. 36 by approximately 600 mm.

The two-storey element has a hipped end to the roof which projects from the original rear roof slope and the proposed rear roof for the new first floor extension, the ridge height is approximately 1 metre lower than the existing ridge of the house.

The first floor side extension.

The first-floor side extension rises out of the original side roof slope of the property extending above the existing side elevation the eaves height of the first floor are shown to be level with the eaves of the existing roof at first floor. At ground floor level the existing eaves overhang is left in place in line with the existing ground floor eaves. The roof is proposed as a hipped end roof with the ridge set down approximately 900 mm from the existing ridge height. The extension commences approximately 2.3 metres back from the principal elevation of the house and projects approximately 1.3 metres to the west side, the depth from the front to rear elevation is approximately 4.5 metres. The first-floor west side elevation has a window to the new bathroom. This has been confirmed by the applicant to be of opaque glazing and hinged to the left side when viewed from inside.

The first-floor extension is set approximately 1 metre from the common boundary with no. 40 Oaklands to the west.

Materials are to match the existing dwelling of concrete reconstituted blocks and concrete roof tiles with white uPVC windows and doors.

SITE DESCRIPTION/CONTEXT

The property known as 38 Oaklands is a semi-detached property set within an established residential area to the north of the Town of Chippenham.

The property has reconstituted block elevations with concrete tiles to the roof and replacement double glazed uPVC windows. There is off street parking to the front for approximately two vehicles.

The property currently is of two bedrooms with a downstairs bathroom. The ground floor accommodation of the property is greater than the first floor, at ground floor there is an entrance hall stairs and downstairs bathroom under a sloping roof to the side. The sloping roof extends up from the ground floor eaves level to meet the eaves of the main roof. The roof arrangement gives the property a distinct sloping side roof feature and is a house style that is found along both sides of the street.

Neighbouring properties are of similar character two and three bedroom semi-detached properties arranged to either side of the street with hipped roofs and similar sized plots with some front gardens hard surfaced to provide driveway parking areas. The rear gardens are of fairly good proportions the layout is fairly uniform to neighbouring properties, the rear gardens extend to approximately 13 metres and is approximately 7 metres wide. The house is located to the north side of the street with the front and driveway facing south and rear elevation and garden to the north.

Neighbouring semi-detached properties to the north side of the street at no. 30 and 32 have two storey rear extensions of similar to the proposed, no. 30 is the same house type as the proposed and has a first floor element rising out of the side roof slope.

There are no other policy designations covering the application site.

PLANNING HISTORY

None relating to the property.

POLICIES

<u>Wiltshire Core Strategy 2015 (WCS)</u>
Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy
Core Policy 10: Spatial Strategy for Chippenham Community Area
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 61: Transport and Development
Core Policy 64: Demand Management

National Planning Policy Framework 2023 (NPPF)
Section 2: Achieving sustainable development
Section 12: Achieving well designed places

ISSUES

- Principle of Development
- Scale and design
- Residential amenity
- Access and parking

CONSULTATION

Chippenham Town Council – No objection – comment that: *"It is requested that the Case Officer visits the site to check that the proposed two storey rear element would not result in any loss of light to rear habitable room windows of the adjoining occupier, given that the proposed development would extend right up to the boundary line with this neighbour."*

REPRESENTATIONS

The application was publicised by direct neighbour letter no representations have been received.

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. The proposal is to take place within the curtilage of the dwellinghouse and is therefore considered to be acceptable in principle other matters are considered below.

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 uses materials to match those used in the exterior construction of the existing dwelling. The two-storey rear element is considered to be in keeping with property in terms of design, scale and siting. The ridge of the roof is set down, the roof is a hipped style in keeping with the host dwelling. The extension appears subservient and of scale and bulk in keeping with the host dwelling. Neighbouring properties at no. 30 and 32 Oaklands have examples of two storey rear extensions are on display.

The siting, scale and design of the first-floor extension appears subservient and takes design features of the hipped style roof and materials to complement the existing dwelling and to be in keeping and enhance the street scene overall.

The proposal is considered to be of design, scale, materials and siting to be in keeping with the existing dwelling and the street scene in accordance with CP 57 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 proposed rear extensions will be no. 36 Oaklands the attached property to the east and no. 40 Oaklands to the west side boundary.

In respect of no. 36 Oaklands, the two-storey extension will come to within one metre of the boundary at two storey. The extension will project north by approximately 3.4 metres to the rear and has a pitched roof with hipped end. Due to the orientation of the two-storey extension and distance set off the boundary at two storey in respect of no. 36 Oaklands there is considered to be no unacceptable impacts to the amenity to the occupiers of no. 36 from overbearing, overshadowing or overlooking.

The Chippenham Town Council have no objection to the proposal, but have requested that the case officer visit the site to check that the proposed two storey rear element wound not result in any loss of light to rear habitable room windows of the adjoining occupier, given that the proposed development would extend up to the boundary line with the neighbour.

There will be a ground floor element adjacent the boundary with no. 36 Oaklands projecting approximately 3.4 metres with a lean-to roof facing the boundary. The eaves height is approximately 2.5 metres with the sloping roof extending to a height of approximately 3.5 metres over a distance of 1 metre where the roof attaches to the east side elevation of the proposed two storey.

The ground floor element due to the scale, siting, orientation and design is not considered to give rise to unacceptable impacts upon the amenities of neighbouring occupiers of no. 36. The gardens of the properties are similar plot sizes the rear gardens extending to approximately 13 metres at approximately 7 metres wide.

The first floor element is set in approximately 1 metre from the boundary, the extension projects approximately 3.4 metres and is to the east of the rear of no. 36 Oaklands, both properties have gardens extending to approximately 13 metres in length and 7 metres in width. It is considered there will be no unacceptable impacts to the amenities of the occupiers of no. 36 Oaklands from overbearing or overshadowing.

In terms of the neighbouring property to the west known as no. 40 Oaklands, the first floor extension would come towards the boundary and has a first floor window to the side for a bathroom. There is a first floor side window to no. 40 Oaklands which faces towards the side roof elevation of no. 38 Oaklands. The proposed bathroom window will be offset from the landing window at no. 40 Oaklands and is to be of obscure glazing with the hinged side made closest to the window of no. 40 or the left side when viewed from inside the bathroom. A condition will be added to any planning permission to ensure the bathroom window is installed with obscure glazing and hinged to the to the left side when viewed from inside the bathroom to ensure no impact to the amenities of occupiers from overlooking.

Conclusion on amenity

In light of the above, the proposal is not considered to give rise to unacceptable impacts from overlooking, overbearing or overshadowing to neighbouring occupiers 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 property is a currently a two-bedroom dwelling with off street parking for two vehicles to the front driveway.

The proposed development will provide the property with three bedrooms, the Wiltshire Highways Parking Standard is for two off street car spaces for a new three bedroom development.

The parking provided within the site would meet with CP 64 of the WCS.

The existing driveway access will remain unchanged in accordance with CP 61 of the WCS.

CONCLUSION

The scale, design, materials and siting of the proposed development are found to be of design in keeping with the host dwelling and the street scene. There are considered to be no unacceptable impacts to the neighbouring occupiers. The Highway requirements for parking and access are acceptable. The proposal is found to be in accordance with CP 57, CP 61 and CP 64 of the WCS.

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:

   Drawing no. 2320.03.04 – Site location plan 1:1250 scale and Block Plan 1:500 Scale
   Drawing no. 2320.03.02 – Existing floor plans 1:100 scale

   Drawing no. 2320.03.03 – Existing sections 1:100 scale

   Drawing no. 2320.03.04 – Existing elevations 1:100 scale

   Drawing no. 2320.03.06 – Proposed floor plans 1:100 scale

   Drawing no. 2320.03.08 – Proposed elevations 1:100 scale

   Drawing no. 2320.03.07 – Proposed sections 1:100 scale

   Drawing no. 2320.03.09 – Proposed 3D images – all received 23rd October 2023.

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

3. The proposed first floor bathroom window in the west side elevation shall be glazed with obscure glass only to an obscurity level of no less than level 3 and permanently fixed with the hinged side of the opening part of the window to the left when viewed from inside the bathroom prior to the first occupation of the development hereby permitted and shall be permanently maintained in perpetuity.

   REASON: In the interests of residential amenity and privacy.

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.