DELEGATED REPORT

Application Reference:	PL/2023/09071
Application Type:	Householder development
Site Address:	Ham House, 14 Lime Trees, Christian Malford, SN15 4BN
Proposal:	Construction of a single-storey annexe
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for a single storey extension off the west side of the dwelling extending alongside an existing rear single storey extension and further into the rear garden.

The extension measures approximately 5 metres wide by approximately 9 metres in length. The height to the eaves is approximately 2.7 metres the highest part of the lean-to roof is approximately 4 metres where is attaches to the side of the house.

The chosen materials are of concrete tiles to the roof to match the existing dwelling, timber clad elevations to match the existing rear elevations of the dwelling with windows and doors in anthracite grey double glazed units.

The extension is to provide an annexe to the property with its own kitchen area, shower and one room for use as a bedroom and sitting area. The annexe is connected to the main house with access to the rear sunlounge of the property. There is a side door to the side garden of the property. The proposal is for an annex accomodation for a family member with no separate curtilage or access arrangements proposed.

The plans show the proposed cladding of the principal elevation of the main dwellinghouse with weathered timber to match the existing timber cladding to the side and rear elevations.

Revised site location and block plans have been received during the life of the planning application to reduce slightly the redline site.

SITE DESCRIPTION/CONTEXT

The property known as no. 14 Lime Trees, Christian Malford is a detached two storey dwelling located within a residential estate circa 1970 located in a small village within the Chippenham Community Area.

Neighbouring properties are of similar scale detached properties the estate is characterised by relatively large, detached dwellings of varying designs set in generous plots with established hedges forming the boundaries and relatively deep grass verges before the highway.

The property has a flat roofed single storey attached double garage and is located at the head of a cul-de-sac within the estate with a driveway access and parking to the front of the property for several vehicles. The plot extends to approximately 37 metres at the rear and by approximately 40 metres in width. To either side are detached neighbouring properties in similar generous plots to the rear boundary is agricultural land and open countryside beyond to the south.

The elevations are of decorative stone cladding to the front ground floor elevation within an open porch area with render to the front first floor and side elevation, the rear elevations are clad with horizontal timber cladding, there are aluminium anthracite double glazed bi-fold doors at ground level and white windows timber windows at first floor to the front and rear elevations. The roof tiles are of concrete tiles and there is a solar array to the rear roof slope. The rear single storey is a previous extension to the property.

There are no relevant landscape, heritage or ecological designations affecting the site.

PLANNING HISTORY

10/03929/FUL – Pitched roof to garage and extension to dwelling - Approved

POLICIES

Wiltshire Core Strategy 2015 (WCS)
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

Christian Malford Neighbourhood Development Plan 2015-2035 Made March 2018
Section 10 Design Policies
10.1 Design
D1 – Proposals that will result in high quality design will be supported.

Proposed new development in the Plan area should respect the existing layout, character and historic design features of the village and otherwise conform to the principles included in Core Policy 57 that are relevant to the site concerned.

National Planning Policy Framework 2023 (NPPF)
Section 2: Achieving sustainable development
Section 5: Delivering a sufficient supply of homes
Section 6 Building a strong, competitive economy
Section 12: Achieving well designed places

ISSUES

- Principle of Development
- Scale and design
- Residential amenity
- Highways access and parking

CONSULTATION

Christian Malford Parish Council – No Comment

REPRESENTATIONS

The application was publicised by direct neighbour letter, one representation of support has been received which comments -

"excellent proposal to future proof the use of the house by providing additional independent accommodation with the potential to allow multiple generations to stay together within the village."

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 and alterations 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 considered to be acceptable in principle other matters are discussed 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 is for a single storey rear extension. The proposal has a shallow roof design with concrete tiles to match the existing dwelling. The elevations are to be of weather horizontal timber cladding to match the existing dwelling.

The extension will be within the rear and side private gardens of the property at single storey. The extension is considered to be well contained within the plot and subservient to the host dwelling. It is sited and orientated to minimise its impacts on the area in general.

The Christian Malford Parish Council has responded with no comment. The proposals are considered to be in accordance with CP 57 of the WCS in terms of design, scale, siting and materials which is also within the aims of the Christian Malford NP Policy D1.

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 property most sensitive to the single storey annexe extension would be the property known as no. 15 Lime Trees to the west boundary of the application site.

The extension is single storey and approximately 3-4 metres from the boundary which is of mature shrubs and timber fencing. The orientation, intervening hedge, scale and height of the proposed extension is considered not to give rise to unacceptable impacts of neighbouring occupiers from additional overlooking, overshadowing or overbearing.

There have been no third-party representations received from neighbouring occupiers regarding amenity issues.

One representation of support has been received which commends the proposal for future proofing the use of the property enabling generations to stay together within the village.

The proposal is made for an annex to the property for use by a family member, a condition will be added to any planning permission to ensure the annex is not let out or sold or made into a separate planning unit from the host dwelling as this would require separate assessment from the Local Planning Authority.

The proposals are considered not to give rise to any unacceptable impacts upon the amenities of neighbouring occupiers or the area in general from additional overlooking, overbearing or overshadowing 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 four-bedroom dwelling with off street parking for approximately four vehicles to the front driveway and there is a double garage.

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

The annex is for ancillary accommodation to the existing dwelling, as mentioned above a planning condition will be attached to ensure the annex is not occupied separately or a separate planning unit formed which would require further assessment in terms of highway impacts.

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 proposed development is considered to be acceptable in respect of size, scale, materials and design. The development is not considered to impact unduly upon the character of the area, or on the amenities of neighbours. The parking and access arrangements meet with Wiltshire Highway Parking Standards. The proposal is therefore in accordance with Core Policies CP 57, CP 61 and CP 64 of the Wiltshire Core Strategy, Chrisitan Malford Local Plan and relevant sections of the National Planning Policy Framework.

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:

   Site Location Plan 1:1250 Scale

   Drawing no. 132-A-0-002 - Existing Block Plan 1:500 Scale

   Drawing no. 132-A-0-100 - Proposed Block Plan 1:500 Scale

   received 11th December 2023

   Drawing no. 132-A-0-011- Existing Ground Floor plan

   Drawing no. 132-A-0-012 - Existing first floor plan

   Drawing no. 132-A-0-013 - Existing Roof plan

   Drawing no. 132-A-0-021 - Existing elevations West and East

   Drawing no. 132-A-0-022 - Existing elevations South and North

   Drawing no. 132-A-0-031 - Existing Section

   Drawing no. 132-A-0-400 - Existing Floor plans Area Schedule

Drawing no. 132-A-0-101 - Proposed Ground floor Plan

Drawing no. 132-A-0-102 - Proposed First Floor Plan

Drawing no. 132-A-0-103 - Proposed Roof Plan

Drawing no. 132-A-0-201 - Proposed West and East elevations

Drawing no. 132-A-0-202- Proposed Elevation South and North

Drawing no. 132-A-0-301 - Proposed Sections

Drawing no. 132-A-0-401 - Proposed Floor Plan Area Schedule first and ground

all received 10th October 2023

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

3. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Ham House, 14 Lime trees, Christian Malford, SN15 4BN and it shall remain within the same planning unit as the main dwelling.

   REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

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.