DELEGATED REPORT

Application Reference:	PL/2023/10849
Application Type:	Householder Planning Permission
Site Address:	Yew Trees, The Butts, Biddestone, Chippenham, SN14 7DY
Proposal:	Demolition of existing conservatory and replacement with new single storey rear and side extension.
Recommendation:	Planning Permission be GRANTED.

PROPOSAL

The proposal seeks planning permission for the construction of a single storey wrap around style extension to provide additional internal habitable space

The “householder” application form has been completed and there is no suggestion that the single storey extension and alterations would be for any other purpose than that associated with the occupation of Yew Trees as a domestic dwelling.

DESCRIPTION/CONTEXT

Yew Trees is a three-bedroomed semi-detached house located in a semi-rural position along The Butts Road which is to the west of the village of Biddestone. The dwelling benefits from a driveway with access off The Butts Road, a garage adjacent to the main road, front gardens, hedging and a large side garden. The existing property has a series of gabled and hipped interlocking pitched roofs, with a single storey pitched conservatory at the rear. The proposals will demolish the conservatory which is of limited architectural merit and replace with a single storey extension in a contemporary design. The design and access statement states that the conservatory is now nearing the end of its usable lifespan.

The proposal is located within the Biddestone Conservation Area and Cotswolds AONB (Cotswold National Landscape) but is not covered by any ecological designations. It is noted that Grade II Listed dwelling Westbury neighbours the application site to the east, with Grade II Listed properties: Chimes Cottage, 6 and 7, The Butts, and Garden Cottage being located approximately 72m to the east.

PLANNING HISTORY

No relevant planning history pertinent to this application.

POLICIES

- National Planning Policy Framework (NPPF)
- Wiltshire Core Strategy Policies (WCS): CP41, CP51, CP57, CP58

- Cotswolds Management Plan 2023 - 2025: Policy CE1 (Landscape)

ISSUES

- Principle of Development
- Design, Scale and Materials
- Heritage
- Residential Amenity
- Landscape
- Access and Parking

CONSULTATION

Biddestone and Slaughterford Parish Council: Comment:

> *Biddestone & Slaughterford Parish Council supports with the following comment: We request that all rainwater discharged from the roof to the North side (rear) of the proposed extension, including all rainwater goods, and connections to drainage above or below ground, shall be wholly contained and discharged within the curtilage of the Yew Trees boundary. For reasons of protecting the shared access for Little Challows.*

REPRESENTATIONS

Consultation has been carried out and no letters of representation 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. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Principle of Development

The principle of domestic extensions and alterations within the curtilage of existing dwellings is considered acceptable, providing those proposals are compliant with the requirements of relevant policies within the development plan.

In the National Planning Policy Framework, Section 14 emphasises that the planning system should support the transition to a low carbon future in a changing climate and encouraging the use of renewable

resources. The adopted WCS does not contain a specific policy that relates to such applications but CP41 does aim for low carbon energy and sustainable construction and the adopted WCS as a whole, aims to promote sustainable development.

Section 14 of the National Planning Policy Framework is clear in that Local Planning Authorities (LPAs) should not require applicants to demonstrate the overall need for renewable or low carbon energy and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and that LPAs should approve the application if its impacts are (or can be made) acceptable.

In light of the above, it is considered that there should be a presumption in favour of supporting this type of charging infrastructure unless material circumstances indicate otherwise. Consequently, the principle of development is supported.

Design, Scale and Materials

Core Policy 57 of the WCS requires new development to respond positively to existing landscapes in terms of building layout, built form, height, mass, scale, building line and materials in order to effectively integrate the building into its setting.

The proposed extension is to be formed predominantly to the side and rear elevation and adopts a contemporary design which will be replacing the current conservatory which would be demolished. The scheme comprises of a proportionate side/rear wrap around style extension which is deemed appropriate in appearance and massing, the elevations would be built from a range of complementary materials, with large, glazed panels and fenestration.

Whilst the scheme proposes a relatively large single storey addition which encompass a good proportion of the side elevation, the design allows the original building to still be partially legible through the additions. The proposed extensions could perhaps be described as an angular, more contemporary design compared with the existing property, it is not necessarily an unacceptable approach of design and style. In this case, the extension is of a low profile and would not compete with the scale or primacy of the existing property, with little impact on the character and appearance of the wider locality.

Boundary treatments to the front and sides of properties in this area are varied but are principally formed by low stone walling and mature hedging/vegetation. Due to the nature of the side and rear elevations being set back from the frontage of the dwelling, the as built views would be somewhat limited, being screened by mature vegetation and trees, which is not considered to result to any unacceptable impacts to the character and appearance of the locality. The design incorporates a flat roofed addition which would be of an unadorned contemporary design with glazed doors into the garden and would be single storey in form. Therefore, the single storey scale would minimise the bulk and massing of the structure and would be a subservient addition to the parent dwelling. Whilst the appearance of a flat roof can add the perception of bulk, in this location to the side and rear of the dwelling this approach is not considered to be overly harmful to the character and appearance of the area.

The proposed alterations would be appropriate in scale and would sit comfortably within the host dwelling. The design and form would minimise the bulk and massing of the structure and would be in keeping with the parent dwelling and dwellings seen in wider context. The design approach illustrates a clear evolution

of the dwelling, and the single storey scale would minimise the bulk and massing of the proposed additions.

The proposed roof plan indicates that a modest solar array would be installed, solar panels are to be installed on the roof of the extension and due to their low profile and being predominantly screened by the parapeted flat roof design, the proposed array would not appear prominent in the locality.

Complementary materials are proposed, with buff stone external walls, membrane flat roof, with aluminium fenestration which are considered appropriate. It is therefore considered that the proposals comply with Core Policy 57 of the WCS Development Plan and are considered acceptable.

Heritage

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides powers for the designation, protection and enhancement of conservation areas and the preservation of listed buildings. The Act requires that special regard should be given to the desirability of preserving a listed building or its setting (s. 16 and 66) as well as giving special attention to preserving or enhancing the character or appearance of the conservation area (s.72).

Paragraph 195 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by the proposal (including any development affecting the setting of a heritage asset). Paragraphs 201 and 202 require local authorities to assess whether there is substantial harm, less than substantial harm or no harm to the heritage asset. Core Policy 57 requires, amongst other things, that new development must be sympathetic to and conserve historic buildings. Core Policy 58 of the Wiltshire Core Strategy ensures that Wiltshire's important areas of heritage are protected and enhanced in order for them to continue to make important contributions to Wiltshire's environment and quality of life. These heritage assets include but are not limited to listed buildings and conservation areas. Development in, or near to, these heritage assets is required to be sensitive to the landscape and character, therefore providing development that is considerate and complementary to the historic context.

Impact to Significance of Nearby Listed Buildings

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving a listed building or its setting. Grade II Listed dwelling Westbury neighbours the application site, located approximately 27m to the east, with Grade II Listed properties: Chimes Cottage, 6 and 7, The Butts, and Garden Cottage being located approximately 72m to the east. Considering the limited form of development, with the proposal seeking consent for single storey extensions within an existing established residential curtilage, which benefits from mature vegetative boundaries and outbuildings along the eastern boundary, the proposal is considered to have a neutral impact upon the identified heritage assets to the east and would not harm the character or significance of the listed assets. Where views could be glimpsed, when looking east and west, the proposed development would be read within the existing residential context and would not appear atypical.

Paying special regard to the desirability of preserving the nearby heritage assets and any features of special historic or architectural interest they possess; the proposed extensions and alterations are considered acceptable in their impacts upon the identified heritage assets.

Conservation Area

Whilst there is no Conservation Area Appraisal in existence, Biddestone Conservation Area is significant in historic and architectural terms and presents as a traditional rural village with a wealth of period stone-built cottages and houses. The centre of the village presents The Green with wide grass verges adjoining the highway, encapsulated with attractive traditional period stone cottages, featuring Georgian façades, and two and three storey stone-built dwellings alongside duck pond and public house. In large part, development takes place in close proximity (and in many cases hard up against) the frontage of roads and throughfares.

Although located away from the central core of the village, the application site remains deep inside of the Conservation Area and the character and appearance of the surroundings are defined by historic buildings and where there is more recent development it is of a design and quality that reflects the sensitivity of the locality. The application site is set back from the highway and accessed via a private drive and is well screened by natural borders.

With respect to impacts on the conservation area, due to the location of the proposal to the side and rear of the dwelling balanced with the proportionate scale and the plot being of a relatively enclosed nature and sufficiently screened by natural borders and trees, views to the conservation from the public realm are somewhat limited. It is considered that the proposed development would not compromise any important views or vistas from within or to the conservation area and where views could be glimpsed, the development would be read against existing residential context and associated built form, resulting in a neutral impact.

Summary

For the above reasons, there is considered to be a neutral impact to the identified heritage assets in this regard, the proposal would comply with the requirements of policy CP57 and CP58 to the Wiltshire Core Strategy in addition to paragraphs 201 and 202 of the NPPF and the Planning (Listed Building and Conservation Area) Act.

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.

Due to the location and orientation of the rear alterations and utilisation of the plot, it is not considered that the extensions and alterations to the side and rear of the host dwelling would present any unacceptable impacts upon the amenity of neighbouring properties in terms of overshadowing, overbearing impact or loss of light. Due to the single storey level, the appropriate orientation of the fenestration facing into the garden of the dwelling, there is considered to be no unacceptable loss of daylight, sunlight or privacy for immediate neighbours as a result of the proposed rear extension and alterations.

The application seeks to install a solar array to the flat roof of the extension. Given the proximity to other residential properties, there is a possibility that there could be some effects from glare that is visible to occupiers. It is noted that existing vegetation, outbuildings and parapeted design of the roof will provide screening between the installation and these existing properties, especially neighbouring property Westbury to the east. Given that these effects would occur on a seasonal basis and for relatively short durations, it is unlikely that the effects would impact on living conditions to an unacceptable degree that would warrant refusal of the application.

In the context of the nature and layout of the development, there is considered to be no unacceptable impacts upon the amenities and living conditions of neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

Landscape

Core Policy 51 and Chapter 11 of the NPPF is applicable as the application site is wholly located within the Cotswold AONB (Cotswold National Landscape). In regard to impacts on the AONB, Core Policy 51 of the WCS and Policy CE1 the Cotswolds Management Plan and position statement seek to ensure that the landscape character, scenic quality and geological features of the AONB are conserved, and where possible enhanced. The site is located within the Cotswolds Area of Outstanding Natural Beauty where the impact of development on the wider landscape is an important consideration.

Additionally, Core Policy 57 indicates that proposals should relate positively to its landscape setting by ensuring that important views into, within and out of the site are retained and enhanced. Core Policy 51 requires that proposals affecting the AONB shall demonstrate they have taken account of the objectives, policies and actions set out in the Management Plans for these areas.

Due to the application proposing single storey extensions and alterations to the existing envelope of a residential dwellings there would be not any unacceptable impacts on the character and appearance of the area or AONB as a result. Due to the relatively minor scale of the proposal and the design being read and contained within an existing residential curtilage, there is considered to be no harm to the openness of the AONB. It is considered that the proposal complies with CP51 and CP57 to the Wiltshire Core Strategy and Cotswolds Management Plan 2023 - 2025: Policy CE1 (Landscape).

Other matters

In their comments, the Parish Council references the method of disposal of rainwater. In view of the scale fo the proposed development, it is not considered necessary to seek further information or to control the relevant drainage details, since the matter will be addressed at the Building Regulations stage.

CONCLUSION

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The above report has shown that this proposal is in accordance with the NPPF, Wiltshire Core Strategy Policies: CP51, CP57, CP58 and the Cotswolds Management Plan 2023 - 2025, as it is of an acceptable design and will not have an unacceptable effect on the character and appearance of the area including the conservation area, host dwelling, identified

heritage assets, neighbouring amenity and the wider landscape including the AONB. It is therefore recommended that this application is approved with conditions.

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:

Design and Access with Heritage Statement – Dated December 2023
Existing and Proposed Block Plans 0110
Existing Elevations 0160
Existing First Floor Plan 0151
Existing Ground Floor Plan 0150
Existing Roof Plan 0152
Location Plan 0100
Proposed Elevations and Sections 0300
Proposed First Floor Plan 0201
Proposed Ground Floor Plan 0200
Proposed Roof Plan 0202

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the application form and approved drawings.

REASON: In the interests of visual amenity and the character and appearance of the area.

4 Within 12 months of the solar PV equipment hereby approved ceasing to be operational, all equipment shall be removed or replaced in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of preserving the character and appearance of the area. In approving the proposals, regard has been paid to public benefits which only exist while the equipment is operational.