CASE OFFICER'S REPORT

Application Reference:	PL/2023/09513
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	03 January 2024
Case officer:	Hilary Baldwin

Site Address:	1 Mere Avenue, Hullavington, Wiltshire, SN14 6EW
Proposal:	Dormer and rooflights to attic with internal alterations
Recommendation:	Approve with Conditions

Proposal and Site Description

Proposal

The application seeks planning permission for the insertion of a box dormer and three roof lights to this detached, single storey dwelling.

The box dormer would be sited on the south-eastern roof slope of host dwelling, and it would measure approximately 3.25m wide and 1m high. The dormer would have upvc windows and be finished with horizontal cladding boards. It would provide light above a new internal stairwell leading to accommodation in the roof space.

To the north-western roof slope and set towards the northern end of the property would be three separate roof lights.

The development would provide for one new room within the roof space of the property.

Site Description

The application site comprises a detached, single-storey dwelling which fronts onto The Street and has its side elevation facing into Mere Avenue. There is a driveway and detached, flat roof garage to the rear of the property (fronting onto Mere Avenue) and which, in turn, is adjacent to the driveway and garage of the adjacent property. The property benefits from a large open garden facing onto the highways and its design is contiguous with adjacent, single storey properties in terms of materials, scale and design.

The site is located within the settlement boundary of Hullavington but not within, or adjacent to. any special or sensitive heritage and landscape designation.

Policies

National Context:

National Planning Policy Framework (NPPF) 2023
Paragraph 11 – Presumption in favour of sustainable development
Paragraph 131 & 135 - Function and form of Development

Planning Practice Guidance (PPG)

Local Context:
Wiltshire Core Strategy (WCS) adopted 2015
Core Policy 1- Settlement Strategy
Core Policy 2- Delivery Strategy
Core Policy 57- Ensuring High Quality Design and Place Shaping
Core Policy 60 - Sustainable Transport

Hullavington Neighbourhood Plan – Made September 2019
Policy 3, Para 2. Deliver high-quality, well-designed homes that use traditional materials.

Wiltshire Local Transport Plan 2011-2026
Car Parking Strategy

Key Issues
Principle of Development
Impact on the character and appearance of the site and settlement
Impact on adjacent neighbouring occupiers
Access, Parking and Highway Safety

Relevant Planning History
There is planning history on the adjacent site to the north-west..

20/03402/FUL - Rear extension to existing bungalow, demolition of existing garage and subsequent construction of side extension. Reduction of existing conservatory to DPC level and subsequent construction of lightweight single storey structure on existing footprint. Associated external improvement and replacement windows.
Approved with Conditions.

Consultation Responses
Hullavington Town Council - No Objection, complies with Policy 3 of Made Hullavington NP

Representations
1 Letter of Comment Receive
Main Reason for Comment
• No overall objection but ask that Velux type windows can be obscure glazed as these overlook two bedroom windows on ground floor of adjacent dwelling.

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.

Impact on the Character and appearance of the Site and Settlement
The planning system promotes high quality development through good inclusive design and layout and the creation of safe, sustainable mixed communities. Good design should be indivisible from good planning and recognised principles of good design seek to create a high-quality built environment for all types of development.

The application site lies wholly within the settlement boundary of Hullavington and within a residential area characterised by single-storey dwellings with open frontages, garages and driveway parking. The property at the application site fronts onto The Street and has its side elevation fronting onto Mere Avenue.

In terms of development, the box dormer would face the main highway, therefore it would be visible from public realm. Although the dormer would be finished with horizontal cladding boards, given its modest scale, provided that the colour of the cladding would match the colour of the existing roof tiles, it would not cause significant harm to the character or appearance of the bungalow or the area. The three roof light windows on the north-western roof slope would also be visible within the public realm, but are considered acceptable.

Subject to condition to ensure that the colour of the cladding board on the proposed dormer would match the colour of the roof tiles on the host dwelling, there is no objection. Such a condition is also considered appropriate and necessary in this instance and to meet the relevant tests.

It is noted that the Parish Council has raised no objections to the proposal and states that is complies with Policy 3 of the Made Hullavington Neighbourhood Plan.

In this instance, due to the bulk, scale and location of the development, and the use of appropriate quality material detailing to match the existing property and adjacent properties within the vicinity of the site, the proposal is considered in compliance with CP57, the Hullavington Neighbourhood Plan and the guidance and provision of the NPPF.

Impact on Adjacent Neighbouring Occupiers
There is considered to be very limited impact on the amenity of any neighbouring dwellings in terms of the box dormer which would not overshadow or result in loss of outlook or noise disturbance upon adjacent occupiers.

It is noted that a letter of representation has been received from adjacent neighbouring occupiers with regard to the roof light windows and the potential for loss of privacy to bedrooms windows on the south-eastern side of the adjacent dwelling. It has been ascertained that their main entrance is also on the south-eastern side elevation. That property is subject of an extant permission for

alterations, but those plans would not result in significant changes to that dwelling in terms of its proximity to the application dwelling and in this instance would not result in a different view being reached.

Whilst the additional roof windows would be visible from the adjacent dwelling, there is approximately a 10m gap between the dwellings and the roof lights would be set within a slack roof slope of approximately 35º and further still from the boundary (near to the ridge of the dwelling). The windows would offer direct views of the sky rather than down towards the dwelling and its curtilage. Furthermore, there are main windows to the front room of the adjacent dwelling which are much closer to the public realm whereby the impact is greater than from the proposed roof light windows.

Therefore, on balance, it is considered that in this instance, the windows are acceptable and opaque glazing or their relocation or omission is not necessary.

Access, Parking and Highway Safety

The extended property benefits from driveway parking and a single garage and there are no parking restrictions in this part of Hullavington. Therefore, whilst the development may provide for an additional bedroom, it is considered to be adequate in terms of parking and to meet and be in accordance with the requirements of the Wiltshire Parking Strategy.

Conclusion

As such, the proposals would not conflict with the statutory requirements, as well as the national and local planning policies and can be supported. The proposal would not result in harmful impacts to the residential character of the locality or such significant harmful impact to residential amenity as to justify a reason for refusal.

It is therefore recommended that the application should be permitted subject to relevant conditions.

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:

2023/057 PP 001 Location Plan. Received on 02 November 2023
2023/057 PP 005 Block Plan Existing and Proposed. Received on 02 November 2023
2023/057 PP010 Existing and Proposed Elevations and Floor Plans. Received on 02 November 2023

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

3 The horizontal cladding boards to be used in the construction of the external surfaces of the proposed dormer hereby approved shall match the colour of the roof tiles used on the host dwelling.

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

Informatives: (4)

4 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

5 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.

6 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.

7 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.