CASE OFFICER'S REPORT

Application Reference:	PL/2023/10153
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	25 December 2023
Case officer:	Selina (Nina) Parker-Miles

Site Address:	6, Osprey Close, Bowerhill, Melksham, SN12 6XY.
Proposal:	Single storey dining room extension, second storey bathroom extension and replacement bay window with roof windows above
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to a detached dwelling, 6 Osprey Close, located within an established residential cul-de-sac in Bowerhill near Melksham. The host dwelling benefits from an off-road parking area to the front elevation and a detached double garage. The surrounding properties are all similar in style comprising of detached dwellings sitting centrally within their private residential curtilages.

This scheme proposes a single storey extension on the south west, side extension, and a first floor extension over the existing single storey built form on the rear elevation. The applicant also proposes inserting two rooflights within the existing single storey porch

Policies

National Context:

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

Local Context:

CP2 Delivery Strategy
CP15 – Spatial Strategy for the Melksham Community Area
CP57 - Ensuring High Quality Design and Place Shaping

Key Issues

Principle of Development
Design and Visual Impact
Impact on Neighbouring Amenity

Relevant Planning History

W/93/00530/FUL Two storey rear extension - Approve with conditions
W/99/01163/FUL Front room extension to provide for disabled person - Approve with conditions

Consultation Responses
Melksham Without Parish Council - No comment

Representations
Consultation consisted of advertisement by site notice and neighbour notification. No representation letters were 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 proposed development comprises extensions to an existing residential property set in an established residential curtilage within the settlement boundary of Melksham. The proposed extensions are wholly within the residential curtilage and as such the principle of development is acceptable subject to the following considerations.

Design and Visual Impact
Core Policy 57 requires a high standard of design in all new developments, of particular relevance to householder extensions is paragraph (iii) which requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The single storey side extension would be positioned on the south west elevation, extending over the existing bay window area that serves the dining room. The extension would project 3m from the side elevation at a depth of 4m and would employ a flat roof form with a glass lantern inserted to illuminate the internal space.

The existing single storey extension on the rear elevation that serves the utility room would have a first floor added to accommodate an enlarged bathroom. The extension would occupy the same footprint as existing but would extend to a height of 6.10m with a rear facing gable to match the existing two storey rear extension.

On the front elevation two roof windows would be inserted within the lean-to roof on the front porch extension.



Existing (left) and proposed (right) front elevation



Existing (left) and proposed (right) rear elevation

The applicant proposes the use of render on the side extension with an EDPM rubber roof and the first-floor extension would employ matching brick and roof tiles to existing. All fenestration would match existing. It is considered that the extensions would by virtue of their height, scale and design constitute complementary additions to the host dwelling that would appear commensurate to the size of the property and plot. The development would therefore comply with Policy CP57 of the WCS.

Impact on Neighbouring Amenity

Core Policy 57 of The WCS states that applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through having 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, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

The first -floor extension would have a window inserted on the rear south east elevation that could introduce overlooking to the neighbouring occupiers, however given the separation distance in

excess of some 22m to the neighbour to the south no overlooking concerns are raised. It is also acknowledged that the window would serve a bathroom and a condition would therefore be added to ensure the window is obscure glazed in the interests of private residential amenity. The single storey extension would have windows inserted on all elevations however given the single storey nature of the scheme, and detached position of the host dwelling, no overlooking concerns are raised.

Officers acknowledge that there would be additional form at first floor on the rear elevation which could introduce overbearing impacts or overshadowing to the adjacent neighbours. However, given the limited extent of works, extending over the existing built form, and the detached nature of the host dwelling, it is considered that no adverse impacts would occur.

Given the scale of the development proposal, it is considered that the proposed extensions would not result in unacceptable loss of light, overlooking, overshadowing and would not have an overbearing impact upon neighbouring properties. For these reasons, the development proposals would comply with Policy CP57 of the adopted Wiltshire Core Strategy.

RECOMMENDATION: Approve with 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:
Location Plan
Existing and Proposed Plans and Elevations DWG No 2333-1
Site Plan DWG No 2333-2
All Plans Received 27.11.2023

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

3 Before the development hereby permitted is first occupied the first floor window in the south east elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 3] and the window shall be permanently maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.