DELEGATED REPORT

Application Reference:	PL2023/09556
Application Type:	House Holder Planning Application
Site Address:	6 Sarum Way, Calne, SN11 0EZ
Proposal:	Removal of existing rear conservatory with internal alterations and alterations to external landscapes including raised platforms. Construction of new single storey extension and store to side of garage.
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application proposes a single storey side extension approximately 4.5 metres wide by the depth of the bungalow which is approximately 7.5 metres with a further rear element of extension projecting by approximately 5.5 metres.

In addition, an existing front entrance porch is to be removed with the doorway replaced by a bedroom window, a new open porch is proposed sited further towards the northeast to the existing porch to the site of the existing dining room window which will form a new entrance hall. The existing sitting room will remain a sitting room with entrance through to the proposed extension. The front elevation of the proposed side extension is set back under the new roof to form an open covered area with patio doors to the new extension.

Finally, an extension is also proposed to the existing single garage to form a garden store in the rear garden.

The side extension to the bungalow will continue the existing gable roof of the bungalow to the northwest by approximately 4.5 metres which has a depth of approximately 7.5 metres. The ridge height is approximately 5.5 metres with the eaves height at approximately 2.7 metres. A further element of extension will project from the rear of the proposed side extension into the rear garden by approximately 5.5 metres. The ridge height of the rear element is set down to approximately 4.3 metres the eaves height is proposed at approximately 2.7 metres level with the existing eaves of the bungalow. The footprint of the extension is approximately 5 metres by 13 metres.

Access to the proposed extension is from the sitting room. The extension is arranged with a snug area to the front a central dining area with a new kitchen to the rear part where a range of doors to the northwest side elevation faces into the rear garden. The northeast side of the extension has four windows spaced along it facing the boundary with the neighbouring property at no. 7 Sarum Way. The front elevation of the extension is set back under a canopy created under the eaves and gable roof which forms a covered area to the proposed patio doors at the front. The kitchen area has a range of bi-fold doors to the east side elevation facing into the rear private gardens of 6 Sarum Way. A side path approximately 1 metre wide is proposed between the extension and the east side boundary with no. 7 Sarum Way.

The elevations are proposed in render with concrete roof tiles which match those of the existing dwelling. The windows will be of white uPVC double glazed units.

The store extension is to the northwest side of the existing garage and will be within the enclosed rear garden, measuring approximately 3.5 metres by 3.5 metres. The roof height is approximately 2.7 metres with a flat roof and a parapet to the front and sides. The elevations are proposed in render with a pair glazed doors to the garden, internally a personnel door links the garden room to the garage.

The proposed front porch is to be sited to the east side of the existing porch which is to be removed. The porch is an open style with the roof of tiles to match the existing building supported on timber posts. The new entrance to the property will be formed into the original dining room. Internal alterations will incorporate the existing entrance hall to increase the size of an existing front bedroom, a new window is proposed to the bedroom in place of the existing front door. The new open porch measures approximately 2.7 metres wide by 1.2 metres deep and will be over the position of the original front dining room window, the dining room becomes an entrance lobby with WC with the sitting room using the existing rear siting room window facing into the rear garden.

SITE DESCRIPTION/CONTEXT

The property known as no. 6 Sarum Way is a detached bungalow within an established residential estate of similar style bungalows known as Curzon Park located to the northwest of the Town of Calne.

The property is set back from the estate road within a relatively large front garden approximately 14 metres deep by 14 metres wide. The garage is set to the rear boundary of the property the driveway runs the length of the plot from the highway to the front of the garage at approximately 16 metres in length following to the east side of the front garden, bungalow and rear garden boundary fence. The garage is semidetached with the neighbouring detached property to the west known as no. 5 Sarum Way which has an equally long driveway.

The elevations are in render with a random stone detail plinth, chimney and front porch. The roof tiles are concrete the windows are of replacement white double-glazed units.

There are no other policy designations covering the application site.

PLANNING HISTORY

None relating to the property.

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 8: Spatial Strategy for Calne Community Area
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 61: Transport and Development
Core Policy 64: Demand Management

Calne Neighbourhood Plan – made February 2018
Policy BE2 – Design Principles

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
- Access and parking

CONSULTATION

Calne Town Council – objection – comments below:

> *Members object to the application citing core policy 57 iii), vi) and vii*
>
> *The proposal contrary to the core policy – it does not respond positively to the existing townscape in terms of building layout, built form, height, mass, scale, and available plot size and does not fit into its setting. It does not make efficient use of land whilst taking account of the characteristics of the site. It doesn't 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, including the consideration of privacy and overshadowing.*

REPRESENTATIONS

The application was publicised by direct neighbour letter one third-party representation of objection has been received. Key concerns set out below:

> *The proposed extension is on an elevated site and would totally overlook our property which stands on a lower elevation. It would greatly take away our privacy and detract from our outlook. The extension would be very close to the boundary and has four new windows proposed to the side elevation where there are presently none and that would affect our privacy.*
>
> *In our opinion the original layout of the bungalows was correct it gave enough living space and privacy between each home without being intrusive.*

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 established as acceptable. However, the detail of such development must also be considered against the requirements of all other relevant policies within the development plan. That assessment is carried out below.

Layout, 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 materials are to match the existing dwelling extending the existing roof to the side with a rear projecting extension of a gable pitched roof which has a lower ridge line than the existing dwelling. The rear element projects into the enclosed rear garden of the property which has a relatively large plot. The extension to the side of the bungalow is in scale with the host dwelling and appears in keeping with the street scene, where it may be viewed across the landscaped deep front garden. The rear projecting element extends a further 5.5 metres into the rear gardens. The footprint of the proposal is relatively large measuring approximately 5 by 13 metres. However, due to the size of the plot, the location of the extension which appears as a subservient addition when viewed from the street scene with the rear element at single storey of lower height enclosed within the rear garden.

The property is within a residential housing estate of similar scale properties with no other policy designations covering the site. In this case, the property has a deep frontage, with the extension being oriented at right angles, and projects to a greater degree into the depth of the site compared with that across its frontage (there considering to be sufficient garden space at the rear to comfortably accommodate the footprint). For that reason, the extensions presentation to the frontage is not considered to be dominant. Indeed, the existing eaves and ridge height is not exceeded, with the design style, general approach to fenestration and external facing materials to match. The addition of a porch does not add additional built form to the frontage (it replacing an existing porch of a lean-to type roof design), but it is considered to be relatively modest and would not substantively alter the overall character and appearance of the property.

The Calne Town Council have objected to the proposal, suggesting that the extensions would, in their view, not successfully integrate successfully into the townscape. Those concerns are somewhat understood given the very particular design of the Curzon Park residential estate. However, in this particular case, the extensions would in fact likely have a limited impact on the frontage and overt public views. Further, those extensions would take place in the context of a wider housing estate which displays quite a variation of property in terms of their design, appearance, layout and relationship to the road frontage – a variation which in and of itself it an integral part of the estates character. The layout, scale and design and external appearance fo the proposals comfortable sit within the parameters of character and appearance of the estate. The extension does project some distance into the rear garden, but the space available is considered sufficient to avoid overdevelopment.

The garden store off the existing garage is single storey with a flat roof sited to the rear garden is considered to be of scale, design, siting and materials to be in keeping with the property.

The proposal is considered to be in accordance with CP57 of the WCS in terms of scale, design, siting and materials and BE2 of the Calne Community Neighbourhood Plan.

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 development is no. 7 Sarum Way a detached bungalow to the northeast side boundary.

The neighbouring detached property to the northeast side known as no. 7 Sarum Way is set forward of no. 6 Sarum Way by approximately 4 metres, the building is sited to the side of the front gardens of no. 6. The rear gardens of no. 7 commence forward of the principal elevation of no. 6.

The site for the side extension of no. 6 Sarum Way is to the rear of the attached garage of no. 7 Sarum Way, the boundary between the properties takes a 45 degree angle across the rear of the garage at no. 7 east before continuing in a straight line to the rear boundary parallel between the gardens. The side garden of no. 6 sits where the extension is proposed behind the garage of no. 7 Sarum Way, the side garden currently has a garden side gate and has patio doors from the sitting room and dining room window facing the patio. The side garden is approximately 6 metres in width at the rear of the garage of no. 7. No. 7's rear garden extends for a distance of approximately 20 metres beyond the original rear elevation of no. 7 Sarum Way and has a width of approximately 5.5 metres. The boundary is of a timber fence approximately 2 metres in height, with taller established shrubs and evergreen trees beyond.

The proposal is an extension to a dwelling within a residential development, the extension is single storey within the gardens of the property and is located approximately 1 metre from the common boundary. The extension is to the northwest boundary of the closest neighbouring property at no. 7 Sarum Way. The windows are to a single storey extension and serve a ground floor room, there is a boundary fence approximately 1 metre from the proposed extension approximately 2 metres in height.

In the above context, perhaps understandably, both the immediate neighbour and the Town Council have expressed concern about the close relationship and the potential for harmful impacts on amenity and living conditions.

The proposal is single storey and sited on an area which is currently a patio area to the side no. 6 Sarum Way which currently has side access from a pair of patio doors and one window serving the existing dining room to this side elevation. The dwelling at no. 7 is stepped forward of the application dwelling, therefore, the proposed single storey extension will run parallel to the rear garden boundary of no 7 Sarum Way. The proposed four windows will face the garden boundary, the windows serve the proposed ground floor accomodation of the new kitchen living area. The proposal extends to approximately 13 metres located approximately 1 metre from the boundary and to the northwest side boundary of no. 7 Sarum Way, the ground level is lower at no. 7, however, it is not considered to be excessively lower to cause impacts from overlooking.

Due to the single storey and siting of the proposed extension northwest of no. 7 Sarum Way, while it extends to approximately 13 metres along the common side boundary it is set in approximately 1 metre from the boundary due to the side path it is considered not to give rise to any unacceptable impacts upon the occupiers of no. 7 Sarum Way from overlooking, overshadowing or overbearing and due to its location within the grounds of the property there are considered to be no unacceptable impacts upon the amenities of the area in general.

Accordingly, whilst the concerns of the neighbour and the Town Council are understood, in this particular case, it can be seen from photographs that the existing boundary treatment between the two properties is reasonably substantial, with the height of the single storey extension (and associated facing windows) meaning that the impact on the amenity and living conditions of the neighbour is not considered to be unacceptable in the context of the requirements of policy CP57 to the Wiltshire Core Strategy.

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 currently a three-bedroom dwelling, the proposed internal alterations will enlarge one bedroom but there is no increase in the number of bedrooms. The driveway can accommodate numerous vehicles. The existing vehicle access is unaltered. The driveway provides off street parking in excess of the Wiltshire Council Highway Standards which is two off-street car spaces for a three bedroom property.

The proposal is found to be in accordance with CP 61 in terms of the vehicular access and CP 64 that the parking provision is in accordance with the requirements of the WCS.

CONCLUSION

The proposed development is considered to be of acceptable design, siting, scale and materials. There are considered to be no unacceptable impacts to the amenities of neighbouring occupiers. The proposed parking and access arrangements meet with the provisions of Wiltshire Parking Standards. The proposal is considered to be in accordance with CP57, CP61 and CP64 of the WCS and BE2 of the Calne Neighbourhood Plan.

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. 2317.03.01 - Site Location Plan 1:1250 and Block Plan 1:500 Scale

Drawing no. 2317.03.02 - Existing Ground Floor Plan 1:100 Scale

Drawing no. 2317.03.03 - Existing Sections 1:100 Scale

Drawing no. 2317.03.04 - Existing Elevations 1:100 Scale

Drawing no. 2317.03.06 - Proposed Ground Floor Plan 1:100 Scale

Drawing no. 2317.03.07 - Proposed Sections 1:100 Scale

Drawing no. 2317.03.08 - Proposed Elevations 1:100 Scale

Drawing no. 2317.03.09 - Proposed 3D Images

Drawing no. 2317.03.10 - Proposed Store Elevations 1:100 Scale - all received 3rd November 2023

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

3. 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.

4. 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.

5. 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.