DELEGATED REPORT

Application Reference:	PL/2023/10362
Application Type:	Planning permission
Site Address:	20 Yewstock Crescent West, Chippenham, SN15 1QU
Proposal:	Demolition of existing garage and rear extension and replace with two storey extension and works as shown
Recommendation:	Planning Permission be GRANTED

SITE DESCRIPTION & PROPOSAL

20 Yewstock Crescent is a detached property set within a well established residential area of Chippenham. The area is characterised with by a mix of detached and semi-detached properties of similar style and age.

The application seeks permission to demolish an existing single storey garage and utility area and erect a part two storey part single storey extension over a similar footprint. The walls are to be finished in a mixture of brick and pebbledash render to match the existing with elements of cream render and timber cladding to the rear sections. Matching roof tiles are proposed to the two storey element with the single storey projections comprising of flat EPDM roof and timber clad elevations. A recessed balcony is proposed and solar panels are to be installed to both the extension and existing roofs. Windows are proposed in UPVC to match the existing. The proposal will create a generous open plan kitchen/dining area, separate utility and WC on the ground floor and a large master bedroom, en-suite and bedroom at first floor. The first floor is to be reconfigured to provide four bedrooms overall, one with ensuite and a family bathroom.

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 41: Sustainable construction and low carbon energy
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 61: Transport and Development
Core Policy 64: Demand Management

National Planning Policy Framework 2023 (NPPF)
Section 9: Promoting Sustainable Transport
Section 12: Achieving well designed and beautiful places
Section 14: Meeting the challenge of climate change, flooding and coastal change

ISSUES

- Principle of Development
- Scale and Design
- Residential Amenity

- Access and Parking

CONSULTATION

Chippenham Town Council: No objection, commented in relation to design as follows -

> *Whilst the proposed extension has not been designed to appear subservient to the host property (quite the opposite in fact), many of the other houses in the vicinity have also had two storey extensions which do not appear subservient and this sets some precedent. A such, there is no objection in principle to the design of the proposed extension, although the Town Council requests that the garage on the proposed front elevation is pulled further back in line with the first floor bay to minimise loss of light/outlook to/from the neighbour's bay window and to ensure the garage appears as a less dominant feature on the front elevation.*

Wiltshire Council Highways: No objection

REPRESENTATIONS

None 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. 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 within the curtilage of existing dwellings is considered acceptable, providing those proposals are complaint with the requirements of relevant policies within the development plan.

WCS CP41 is supportive of retrofitting measures to improve the energy performance of existing buildings though the use ff building integrated renewable technologies. Section 14 of the NPPF 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.

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 involves removing a single storey element to the side of the property and replacing it with a two storey extension which is designed to mirror the existing form and features. The proposal creates a double fronted aspect to the front elevation with matching bays providing a pleasant balanced appearance. The single storey element to rear adopts a simple contemporary style which remains subservient to the main house. Whilst substantial in scale overall, the form and design of the scheme is considered to complement the existing property. The use of matching materials and fenestration to the front elevation will allow the proposal to integrate effectively into the street scene. The contemporary elements and new materials introduced to the rear are not in prominent public view though are considered to exhibit an appropriate high quality level of design and finish in any event.

Overall, the proposal is considered to enhance the quality of the existing property. The character and appearance of the surrounding area would also be unharmed. Accordingly, the proposal is considered to comply with the provisions of WCS CP57 and Section 12 of the NPPF in this respect.

Residential Amenity

WCS 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 closest neighbours to the development are 18 & 22 Yewstock Crescent to either side of the property. The proposal will replace a single storey side projection which currently extends right up to the boundary line with no. 22 to the north. At its closest point, the extension would be approximately 0.5m from the shared boundary and due to the angle of the boundary this distance increased towards the rear to approximate 1.2m. The neighbouring property is also set away from the boundary to a similar extent. The extension is approximately 9.5m from the boundary with no. 18 to the south.

The two storey extension spans the full depth of the existing property and projects a further 4m (approx.) to the rear. The height is approximately 5.4m to eaves with a pitched roof rising to approximately 7.9m at the ridge. The garage/store element at ground floor projects approximately 0.8m forward of the existing front bay position at a single storey height.

The neighbour to the north (no.22) has one side facing ground floor window which will be affected by the position and scale of the extension. The extension will be clearly visible from this window and will cause a degree of overshadowing due to the orientation, height and proximity. However, on visiting the neighbour's property, it can be seen that this is a small secondary window serving a living space which is adequately served by large rear facing glazed doors. As a result, the effect is unlikely to impact living conditions of the neighbour to an unacceptable degree. The extensions will also be visible to the front, particularly from the neighbours bay windows, however due to the limited projection the impact to light, and the changed outlook would not be sufficient to warrant refusal of the application.

To the rear of the existing property are two first floor bedroom windows which provide elevated views of neighbouring gardens to both sides. The proposal retains these two windows (though one will now serve the family bathroom) and introduce a recessed balcony to serve the master bedroom at first floor. It Is acknowledged that elevated oblique views of neighbouring gardens will be observable from this balcony.

However, the recessed design works to prevent any overlooking which would be qualitatively different from that of the existing windows. A new north side facing window serving the new ensuite is to be obscure glazed and this can be secured by condition. Rooflights are included in the north facing roof slope which are positioned at high level within a vaulted ceiling over the master bedroom. Plans show a glazed panel door and high-level window facing north at ground floor level, it is reasonable to expect that appropriate boundary treatment can ensure privacy is maintained at this level if required. There are no new windows in the south elevation facing no.18.

When considering all of the above, whilst the extension is a sizable addition in close proximity to the shared boundary, due to the orientation of the built from relative to all neighbouring properties and the fenestration arrangements, the proposal does not give rise to unacceptable amenity impacts and is found to be in accordance with WCS CP57 and NPPF Section 12 in this respect.

Access and parking

WCS 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 proposal would result in an increase in bedrooms from 3 to 4 and result in the loss of the garage. The space referred to in the plans as ‘garage’ does not meet space standards to count as parking. The paved and graveled area to the front of the property currently provides parking for several vehicles and this arrangement would be unchanged. The Highways Engineer is satisfied that the development will not lead to a negative impact on the highway interests and as such offers no objection.

CONCLUSION

The proposal is considered to be acceptable in respect of size, scale and design. The development is not considered to impact unduly upon the character of the area, highways safety or on the living conditions of neighbours. The proposal is therefore in accordance with Core Policies 41, 57, 61, 64 of the Wiltshire Core Strategy 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:

RJM/2023/3 Location Plan and Existing/Proposed Block Plan

RJM/2023/2 Existing Elevations and Floor Plan
RJM/2023/2 Proposed Elevations and Floor Plan
(received 29 November 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 north elevation shall be glazed with obscure glass only and shall be permanently maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

Informatives: (3)

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 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.

6 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.