DELEGATED REPORT

Application Reference:	PL/2023/09787
Application Type:	Householder Planning Permission
Site Address:	HOPE COTTAGE, 8, UPPER SEAGRY, CHIPPENHAM, SN15 5EX
Proposal:	Erection of a single storey timber garden room
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for the erection of a single storey timber garden room. The garden room is located in the front garden of a domestic dwellinghouse.

The garden room is show as having a flat roof and to be clad in cedar vertical cladding. The proposal has a footprint of 3m by 4m with a height of 2.5m.

SITE DESCRIPTION

8 Upper Seagry comprises of a large semi-detached, two-storey dwelling, finished in stone with coloured windows and doors, set beneath a tiled pitched roof. The property benefits from private amenity space to the front and rear of the dwelling, with a parking area to the front of the property.

The application plot is bounded by neighbouring dwellings and gardens to the north, south, west, and abuts the unnamed road to the east.

The application site is not located in a conservation area and is not in close proximity to any listed buildings. There are no other relevant planning designations covering the application site.

LOCAL PLAN POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 57: Ensuring High Quality Design and Place Shaping

Seagry Neighborhood Plan
Policy SNP5: Character and design

MAIN ISSUES

- Principle of Development
- Scale and design
- Residential amenity

- Other matters

CONSULTATION

Seagry Parish Council: No objection

REPRESENTATIONS

No representations 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, alterations and/or outbuildings within the curtilage of existing dwellings is established as acceptable. The proposal in this instance is located within the curtilage of the host property (Hope Cottage No.8) which is in an area laid out as garden. As such the principle of development in this instance is considered to be acceptable. However, the detail of the proposals must also be considered against other policies within the development plan.

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 in this instance will see the delivery of a timber garden room in the front garden of the property. The proposal will have a footprint of 4 by 3m with a height of 2.5m. While the proposal is located in the front garden, it is of a modest scale and is not considered to be a detrimental or overbearing increase ahead of the main building line as it remains subordinate to the wider plot. Indeed, within the locality, there are other outbuildings similarly located in front of the property's the relate, thereby rendering the proposal to not be a novel introduction of built form.

In terms of design the proposal appears typical of this form of development. Indeed, the proposed building palette and built form remain sympathetic to the main dwelling and will read as a conventional residential garden room.

Accordingly, in terms of its scale, appearance, layout and impact upon the wider locality, the proposed development is considered to comply with the requirements of CP 57 of the WCS and Policy SNP5 of the Seagry 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.

Due to the proposal's location within the plot and distance from immediate neighbours, it is not considered that the proposal will result in unacceptable impact upon the amenity of neighbouring properties in terms of overlooking, loss of light or overshadowing.

The use of the building is to be purely ancillary to use and occupation of Hope Cottage as a single dwellinghouse. Any change of use of the building to purposes which are not ancillary to Hope Cottage will require a separate planning permission.

The proposal is acceptable in terms of amenity in relation to CP57 of the WCS.

Other matters

The proposal is located in a similar position as the existing large shed. It is in close proximity to the established trees on the boundary although there are no details to confirm removal of any trees or hedging are proposed or required as part of the application. It is noted that the proposal is to be constructed using screw piles.

The site is not within any conservation area and the boundary trees are not subject to any specific Tree Preservation Order and as such are not specifically protected in any way. It is not considered that the proposed garden room would not have a detrimental impact upon the trees or landscaping.

CONCLUSION

The proposal is considered to be acceptable in respect of size, scale and design. The development is not considered to impact unacceptably upon the character of the area, wider landscape, highways safety, and subject to the imposition of planning conditions, is not considered to have an unacceptable impact upon the amenity or living conditions of the adjoining occupiers. The proposal is therefore in accordance with Core Policy 57 of the Wiltshire Core Strategy, SNP5 of the Seagry Neighbourhood Plan and relevant sections of the National Planning Policy Framework (2023).

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

See decision notice.