CASE OFFICER'S REPORT

Application Reference:	PL/2023/09086
Application Type:	Householder planning permission
Consultation ends:	1st December 2023
Case officer:	Samantha Stockley

Site Address:	16 Gleneagles Close, Chippenham, Wilts, SN15 3XL
Proposal:	Proposed window to provide natural light on the staircase leading to the loft conversion
Recommendation:	Approve with Conditions

SITE DESCRIPTION

The proposal relates to a proposed new window at 16 Gleneagles Close, Chippenham. The application property is a detached property set within a residential area, and situated within the settlement boundary of Chippenham.

PROPOSAL

The proposal comprises the installation of a single window at second floor level on the south west elevation.

RELEVANT PLANNING HISTORY

None

POLICIES

National Planning Policy Framework (NPPF) 2023

4. Decision-making
8. Promoting healthy and safe communities
12. Achieving well-designed places

Wiltshire Core Strategy (WCS)

Core Policy 57: Ensuring High Quality Design and Place Shaping

Assessment
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless
material considerations indicate otherwise."

Section 70(2) of the Town and Country Planning Act 1990 provides that: In dealing with an application for planning permission, the authority shall have regard to:

- the provisions of the development plan, so far as material to the application,
- a post-examination draft neighbourhood development plan, so far as material to the application,
- any local finance considerations, so far as material to the application, and
- any other material considerations.

At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015) and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006); and Malmesbury Neighbourhood Plan 2015.

PLANNING ISSUES

- Principle of development
- Impact on the character and appearance of the area
- Neighbour amenity

CONSULTATIONS

Chippenham Town Council: No objection

REPRESENTATIONS

No public representation were received in relation to this application.

Principle of development

The principle of domestic alterations is acceptable in accordance with the provisions of Policy CP57 of the Wiltshire Core Strategy.

Impact on the character and appearance of the area

Core Policy 57 requires a high standard of design in all new developments and ensures that development responds positively to the existing townscape and landscape in terms of building layout, built form, height, mass, scale, building line, plot size, design, materials, and streetscape.

The proposed window would be situated on the side (southwest) elevation at second floor level. The proposal is both modest and minor in scale and would not be harmful in design terms. The materials would match the existing. There would be no harm to the character or appearance of the host dwelling or local area.

Neighbouring amenity

In consideration of any impact on neighbour amenities, the window would result in a level of overlooking to the side elevation of the neighbouring property No. 15 with oblique views towards number 15's private amenity space. However given the opening would be onto a landing and not a primary window, it is minimal in size and that both No. 15 and No.16 have similar existing windows at first flood level looking directly onto each other this is it is not deemed harmful. Furthermore, opaque side opening windows at landing levels are a feature of the wider estate design. Given the high-level position of the window, the main view from the window would be a brick wall. Consequently, it is determined that no neighbouring property would suffer loss of privacy as a result. There would be no adverse effects on neighbour amenities.

Subsequently the proposal is in accordance with policy CP57 of the WCS and there is therefore no objection to the approval of the application.

CONCLUSION

The proposed development accords with the objectives of core policies in the WCS and the aims of the NPPF.

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 Elevations
Proposed material/window details
Application Form
Received 19 October 2023

Block Plan
Received 2nd November 2023

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building as per the submitted approved plans and documents..

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