DELEGATED REPORT

Application Reference:	PL2023/09081
Application Type:	House Holder Planning Application
Site Address:	15 Horsebrook Park, Calne, SN11 8EX
Proposal:	Garage (retrospective)
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application is made retrospectively for a detached single garage which replaced an existing detached single garage set further back into the rear garden. The garage subject of this application was constructed in 2004.

The building is approximately 7.7 metres in length by 2.7 metres wide. The elevations are of block finished in render to match the host dwelling. The roof is a gable pitched style with concrete tiles to match those of the bungalow. The height to the ridge is approximately 3.25 metres the eaves height are approximately 2.5 metres.

The building is arranged as a garage to the front approximately 5.5 metres in length the rear portion is divided off into a potting shed which has its own separate door and window to the rear elevation facing the rear garden.

The garage is site forward of the position of a smaller garage which previously occupied a site on the driveway set with its front elevation in line with the rear of the bungalow. The bungalow was extended in 2004 with the new garage constructed shortly afterwards, the garage is position further forward than the garage it replaced and is to the north side of the bungalow set in from the extended rear part of the bungalow, the front elevation more in line with the side entrance to the property.

During the life of the application the description was amended to reflect that the application is made retrospectively.

SITE DESCRIPTION/CONTEXT

The property known as no. 15 Horsebrook is a detached bungalow within an established residential estate located to the east of the Town of Calne. The rear boundary is adjacent to the Calne Town Conservation Area which extends southwest of the Town Centre along the river valley, the area behind 15 Horsebrook is of woodland with the river valley.

The property is set back from the estate road within a relatively large front garden approximately 7 metres deep by 12 metres wide. The garage is set to the north side of the property at the rear of the driveway which measures approximately 12 metres in length.

The elevations of no. 15 Horsebrook are of render finish with a concrete tiled roof, the garage has been constructed in matching materials to the bungalow and has a gable pitched roof and metal up and over door to the front. The garage is approximately 7.5 metres in length, the rear element is a potting shed to the garden with a door and windows to the rear elevation.

The property is the middle one of five similar detached bungalows known as no.s 11 – 19 Horsebrook

which are of similar scale, design and materials and have driveways to the side with a single garage set back in a similar arrangement to no. 15 Horsebrook.

There are no other designations upon the property.

PLANNING HISTORY

04/0335/FUL - Single storey rear extension – Approved with conditions

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 58: Ensuring the conservation of the Historic Environment
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 12: Achieving well designed places
Section 16: Conserving and enhancing the historic environment.

ISSUES

- Principle of Development
- Scale and design
- Residential amenity
- Access and parking
- Conservation of the Historic Environment

CONSULTATION

Calne Town Council – No objection.

> *The Planning, Licensing and Highways Consultative Committee has approved a Sustainability Statement as part of the Climate Emergency & Climate and Environmental Pledge which we would ask is considered when determining this application.*

Council Highway Engineer – No objection:

> *The site is located on Horsebrook Park, an unclassified section of public highway subject to a speed limit of 30mph.*
>
> *The proposed garage would be sited on the footprint of the existing garage, it can be seen from the plans submitted that the garage proposed would not conform to the standard 6m x 3m dimensions, however it is larger than a single parking space and replacing the existing facility. There would be no alteration to the public highway or any additional trips brought about by the proposals. Therefore in relation to highways I would not wish to raise an objection.*

REPRESENTATIONS

The application was publicised by direct neighbour letter, no representations have been made.

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 considered acceptable, providing those proposals are complaint with the requirements of relevant 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 Calne Town Council have no objection but would advise the Planning and Licensing and Highways Consultative Committee have a Sustainability Statement as part of the Climate Emergency & Climate and Environmental Pledge which they ask to be considered when determining this application. However, in the context of the scale of the development proposed, this is a matter which is considered and required vas part of the Building Regulations regime.

The garage is of materials to match the existing dwelling, the design with a gable pitched roof is in keeping with style of the host dwelling and garages found at neighbouring properties at no.s 11 and no. 13 Horsebrook. The garage is set back beyond the driveway parking area behind the principal elevation of the bungalow where it appears as a subservient addition to the property.

The proposal is considered to be in accordance with CP 57 of the WCS in terms of scale, design, siting and materials and BE 2 of the Calne 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. 17 Horsebrook to the north and adjacent the side boundary with the detached garage.

The building is existing and single storey, there have been no third-party representations received. The garage replaced a similar single garage. The south side elevation of no. 17 has two windows which face the driveway of no. 15 Horsebrook, the garage while to the south of no. 15 Horsebrook is set back in relation to the windows.

Due to the scale, height, design and siting of the garage there are considered to be no unacceptable impacts from overshadowing, overbearing or overlooking.

The proposed development is considered to be in accordance with CP 57 of the WCS in terms of amenity.

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 Wiltshire Council Highway Standards for parking is two off street car spaces for a three bedroom property.

The property is currently a three-bedroom dwelling. The existing vehicle access is unaltered. The driveway provides off street parking of two car spaces.

Wiltshire Highways have commented that the garage would not be in accordance with dimensions of current standards for a garage which is 6 metres by 3 metres, but they also comment that it is the size of a parking space and replaces a previous garage. Highways would not wish to object to the proposal.

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.

Heritage

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities in determining planning applications affecting a Conservation Area to pay special attention to the desirability of preserving or enhancing the character or appearance of that conservation area.

Core Policy 58 states that development should protect, conserve and where possible enhance the historic environment. Section 16 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

The rear east garden boundary of the property is to the boundary with the Calne Conservation Area. This part of the conservation is a wooded band following the River Marden south of the Town either side of the river. The development is to the north side of the dwelling and is an existing building set forward of the rear elevation of the bungalow. The rear garden of the property is approximately 20 metres in length to the boundary with the Conservation Area.

The proposal is single storey detached building set close against the existing dwelling and within context of the neighbouring properties the garage building is considered to result in no harm to significance of the heritage asset.

The proposal is considered preserve the Conservation Area in accordance with CP 58 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. There is no harm to the significance of the Conservation Area. The parking and access arrangements are unchanged which meet with the provisions of Wiltshire Parking Standards. The proposal is considered to be in accordance with CP 57, CP 58, CP 61 and CP 64 of the WCS and BE 2 of the Calne Neighbourhood Plan.

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

1. The development has been approved in consideration to the following submitted plans.

   Site Location Plan 1:1250 Scale – received 18th October 2023

   Block Plan 1:500 Scale – received 22nd November 2023

   Floor Plan 1:50 Scale – received 30th October 2023
   Elevations 1:50 Scale – received 30th October 2023

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

2. 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.

3. 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.

4. 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.