# CASE OFFICER'S REPORT

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| **Application Reference:** | PL/2023/10243 |
| **Application Type:** | Householder planning permission |
| **Site Inspection:** | |
| **Consultation ends:** | 01 January 2024 |
| **Case officer:** | Stefan Galyas |

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| **Site Address:** | New Barn Stables, Easton Grey, Malmesbury. SN16 OPW |
| **Proposal:** | Amendment to hip roof to create gables, addition of windows, chimney stack and associated works. |
| **Recommendation:** | Approve with Conditions |

**SITE DESCRIPTION:**
The application site comprises a two-storey detached dwelling with a hipped roof and a single storey flat roofed element to the side (eastern) elevation. The existing dwelling is composed of reconstituted stone walls, a slate tiled roof and uPVC windows coloured in brown. The property is set to the northern side of the highway and is bounded by open agricultural fields to its western and northern boundaries.

The property is located outside of any defined settlement boundary and is accordingly considered to be located within the open countryside for planning purposes.

With regard to policy constraints, the site is located within the Cotswolds Natural Landscapes (AONB). There is a public right of way set at a distance to the north-east of the site ref. SHER10.

**PROPOSAL:**
The application seeks planning permission for a hip to gable roof alteration which would also see the addition of dormer windows to various roof pitches. The scheme would also create two new window openings and a new chimney stack. External materials would constitute reconstituted stone walls, slate roof tiles and uPVC windows painted brown.

**POLICIES:**
Wiltshire Core Strategy (WCS) Adopted 2015
Core Policy 1 – Settlement Strategy
Core Policy 2 – Delivery Strategy
Core Policy 13 – Malmesbury Community Area
Core Policy 51 – Landscape
Core Policy 57 – Ensuring High Quality Design and Place Shaping

National Policy:
National Planning Policy Framework (NPPF) December 2023
Paragraphs 2, 11, 12, 47, 114-116, 131 and 135.

National Design Guide (2021)

**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 be made in accordance with the Development Plan unless material considerations indicate otherwise.

**ISSUES:**
The main considerations which are material to the determination of this application are listed below:
• Principle
• Impact on Character and Appearance
• Neighbouring Amenities
• Highways and Access

**RELEVANT PLANNING HISTORY:**
PL/2022/06428 - Creation of a new vehicular access and cessation of two existing accesses. Case withdrawn 11/11/22.

**REPRESENTATIONS:**
**Sherston Parish Council** – No objection.

**Letters** – There were no letters of representation received in response to the proposal.

**Principle of Development:**
The principle of extending or altering an existing dwellinghouse located within the defined settlement framework is considered to be acceptable and in accordance with Core Policies 1, 2, 13 and 57 of the WCS.

**Impact on Character and Appearance:**
Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality; A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

The proposal would create two gables to both the southern and eastern elevations as well as a chimney stack to the southern elevation. The south elevation faces the roadside and would be perceivable from the public domain and its visual prominence would likely be increased throughout the winter months when mature planting and foliage on site is sparce. The proposed development would also create two window openings on the gable to the southern elevation and create several dormer windows on the northern, southern and western elevations. The proposal would make use of matching materials to help assimilate the development into its surroundings. Accordingly, it is considered that the proposal would not give rise to an unacceptable impact with regard to character and design.

In light of the above, the proposal is considered to result in an acceptable visual impact and would accord with the provisions of Core Policy 57 and Paragraph 135 of the NPPF.

**Neighbouring Amenities:**
WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings". Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

There would be no additional window openings created on the proposals eastern elevation that would look out towards the adjacent neighbouring property at Greyfox House. Thus, it is considered that the proposal would have an acceptable impact on neighbouring amenities with regard to overshadowing, overlooking and overbearing.

**CONCLUSION:**
It is concluded that the proposed development is acceptable in principle and in design and amenity terms, in accordance with Wiltshire Core Strategy Core Policies 1, 2, 13, 51 and 57 and the relevant paragraphs of the NPPF.

The proposal accords with the adopted development plan and as such, should be granted permission.

**RECOMMENDATION:** That planning permission be GRANTED subject to the following conditions:

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**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:

RYAG-003-04 Proposed Floorplan
Received 04/12/23.

RYAG-003-06 Proposed Elevations
Received 27/11/23.

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 detailed on the application form and approved plans.

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

**Informatives:** (3)

5 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.

6 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.

7 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.