CASE OFFICER'S REPORT

Application Reference:	PL/2023/10485
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	03 January 2024
Case officer:	Stefan Galyas

Site Address:	Long View, Causeway End, Brinkworth, Chippenham, SN15 5DL
Proposal:	Erection of detached garage, garage conversion, external / internal alterations, porch and attic conversion and associated works.
Recommendation:	Refuse

SITE DESCRIPTION:
Long View is a two-storey detached dwelling with a cross pitched roof and hipped roof element with lower ridge on the side elevation. It sets within a linear plot to the southern side of Causeway End, Brinkworth. The property is one of the five properties, which was granted planning permission in 2021. Although the dwelling sets back from the highway, it is quite clearly visible within long-distance views from the wider countryside due to its topography and the siting with the adjacent properties. Within the locality the site is surrounded by a group of brickwork and rendered dwellings. There are some timber outbuildings set in front of some of the property's principal elevations in the area.

The site is located within Brinkworth, identified by the Wiltshire Core Strategy as a Small Village. There is no defined settlement boundary for Brinkworth and the site is considered to be located within the open countryside for planning purposes. With regard to policy constraints, the site is not within any designated area.

PROPOSAL:
The application seeks planning permission for the erection of a detached garage near the northern boundary of the site, conversion of the existing garage into living accommodation, raising the existing ridge line of the property, installing roof lights on the front and rear elevation and creating a roof link between two gables on the east elevation, in order to provide additional accommodation.

The proposed extension and alterations on the host dwelling would be finished with reconstituted stone and grey pantile roof tiles, with conservation rooflights. The proposed garage would be finished with timber boarding under grey concrete pantiles with 2 no. PV panels on the side elevation.

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
Core Policy 61: Transport and New Development
Core Policy 64: Demand Management

National Policy:

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

North Wiltshire Local Plan (2006) Saved Policies
NE14 – Trees and the Control of New Development

Wiltshire Local Transport Plan 2011-2026
Car Parking Strategy

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 Design
• Neighbouring Amenities
• Highways and Access

RELEVANT PLANNING HISTORY:
Application site:
PL/2021/04261 - Demolition of existing office and construction of 5 dwellings. Refused 30/06/21.
PL/2021/07104 - Demolition of existing office building and construction of 5 dwellings. Approved with conditions 29/09/21.

Adjacent property:
Kylemore House
PL/2021/11646 - Erection of single-storey link between the house and garage. Approve with conditions 25/02/22.

REPRESENTATIONS:
Brinkworth Parish Council – Object. The following reasons for the objection were provided:

• The application contravenes several planning conditions previously attached to the previous development.
• The house would become overdeveloped and out of keeping with the rest of the village.
• Opposed the garage in front of the property.
• The original conditions stated that the original garage was not to be converted into living accommodation.
• The potential light emitted from the roof lights spoiling the character of the 'dark sky' village.
• The inconveniencing of neighbours during the building stage which they have previously had to contend with throughout the new development.

Wiltshire Council's Highways Department – No objection.

Letters – There were two letters of representation received from two local residents. They raised objections to the proposal for the following reasons:
• The level of external and roof lighting in Brinkworth as the settlement is a 'dark sky village'.
• The proposed detached garage outbuilding to the front of the property.
• The existing garage conversion providing an additional room.
• The addition of a third floor which was considered to have been previously refused or amended.
• The previous development resulting in a lot of noise and disruption which would come around again should the current application be granted.
• The installation of rooflights or windows on the western elevation due to the increased field of vision Long View is offered towards Kylemore House as the property was built at a slight angle.

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

Impact on Character and Design:
Core Policy 57 of the Wiltshire Core Strategy 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.

Part (iii) of Core Policy 57 requires new development to respond positively to existing townscape features in terms of the buildings layout, its height, mass and scale, the plot size, elevational design and materials, and the street scape and roofline, to effectively ensure satisfactory integration of the new development into its setting.

Paragraph 135 of the NPPF states, among other matters, that new development should be visually attractive as a result of good architecture and be sympathetic to local character. The need for good design is reinforced by the National Design Guide (2021).

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 existing dwelling is sited at an angle in comparison to the other dwellings within the cluster of 5 new dwellings built on the southern side of the highway. The previous approval under PL/2021/07104 commented that: “In conclusion, it is considered that the proposal, while still large, has on balance overcome the previous application’s design reasons for refusal.”. It was therefore established that these properties were already large in size and scale when approved, and this previous decision is considered to be a material planning consideration for the determination of this application. There is a degree of variance in each properties, in terms of external design and built footprint, and each of which front towards the roadside at different angles. The tallest property within the cluster is the adjacent dwelling, Long House, which sits to the east of the application site, measuring at approximately 8.1 metres in height to the ridge.

As part of the development proposal, the ridgeline of the main roof of the host dwelling would be raised by approximately 0.4 metre in order to provide additional accommodation at second floor level. The new ridge would measure at approximately 8 metres in height above the ground level, which already sits higher than the adjacent road surface (The Causeway). The existing lower ridge line to the west side of the property would also be raised to match the proposed new ridgeline.

In terms of its siting, it is noted that the host dwelling sets considerably forward of the neighbouring dwelling, Long House, by at least 4 metres. Despite the similarity in ridge heights between Long House and Long View, the raised ridge would likely appear to be overlarge when viewed in the context of the other dwellings within this recently built development. Furthermore, the existing hipped roof element to the side (eastern) elevation would also be extended upon at first and second floor level to match the new ridge height on the host dwelling. As such, this part of extension would further contribute towards its bulky appearance due to the lack of subservience. Therefore, it is considered that the proposed raising the roof (ridgeline) on this dwelling would increase its visual prominence in the street scene, and the resulting property, due to its lack of subservience, would create dominant features to be harmful to the character and appearance of the site and the area. It is noted that matching building materials would be used for the construction of the extensions and alterations, however, due to its oversize and bulky appearance, the use of matching would not be sufficiently mitigate the harm caused by the proposed development.

With regard to the proposed detached garage, it is noted that a number of existing timber garages set within the front driveways of the new dwellings within the area. The new garage would be finished with timber boarding to the walls and grey concrete pantiles for the roofing. Additionally, there would be some solar panels added to the proposed garage’s southern facing roof pitch which would not likely be perceivable from the roadside. It is considered that the proposed garage would unlikely appear overly incongruous within its setting.

In conclusion, the proposed alterations to the host dwelling are not considered to be sympathetic additions due to the raised ridge presenting an overlarge appearance to the roadside. It is considered that the proposal would create dominant and incongruous appearance within the cluster of modern dwellings. Thus, the proposal would not accord with the provisions of Core Policy 57 of the Wiltshire Core Strategy nor 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.

The proposal would increase the ridge height of the existing side (eastern) elevation element, set towards the neighbouring property at Kylemore House. There is a single storey building on Kylemore House which is positioned towards the shared boundary with no windows facing towards the application site at ground floor level. There is one first floor level window serving a W.C which would look out towards the application site. Given a reasonable distance of 6.1 metres would remain between the two properties, it is considered that the raised ridge and side extension would not result in an unacceptable overbearing or overshadowing impact on the adjacent neighbouring occupiers.

It was highlighted by the Parish Council and in one letter of representation that the rooflights had the potential to spoil the character of Brinkworth which was noted as a 'dark sky village'. There would be a total of five additional rooflights which would be added on to the front and rear elevation, and one rooflight would be installed on roof link structure between two gables on the east side of the property. It is considered that the proposed window openings alongside the rooflights would only emit a limited amount of light to the surrounding area due to its modest in size. Additionally, a number of rooflights already exist over the northern side of the road such as at Widdicombe and Longacre. As such, it is considered that such impact would not be so significant to be detrimental to the amenity of the area.

Accordingly, the proposed development is considered to have an acceptable impact on the residential amenities of the adjacent neighbouring occupiers and would not give rise to overbearing, overshadowing or a light polluting impact.

Highways and Access:
Core Policy 62 of the WCS states that developments should provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages.

Furthermore, Core Policy 64 sets out measures for car parking management through development meeting the residential parking standards as set out within The Wiltshire Local Transport Plan.

The existing access would remain unaltered, however, the proposal would change the dwelling from a 4 to a 5 bedroom property. The Wiltshire Local Transport Plan requires developments with 4 or more bedrooms to demonstrate three off road parking spaces. The Highway Officer considers that the current garage and area to the front of the property would be sufficient to meet this requirement. Although the current garage would be lost as it would be converted into a lounge area, a detached garage is proposed to replace the existing garage. In addition, the area to be front of the property would be large enough to provide vehicles turning space within the site. Accordingly, no highway objection was raised and it is considered that the proposal would not conflict with the provisions of the Core Policy 62 or 64 of the WCS.

CONCLUSION:
It is considered that the raised ridge height in connection with the proposed first floor extension would result in an overlarge and incongruous external appearance. The property is sited in a position of prominence with regard to the cluster of modern dwellings positioned to the southern side of the highway and would appear discordant in size and scale. Accordingly, the proposal would fail to accord with the provisions of Core Policy 57 of the Wiltshire Core Strategy and Paragraph 135 of the NPPF.

RECOMMENDATION:
That planning permission be REFUSED for the following reason:

Refusal Reason(s): (1)

1 By virtue of the proposed size and scale of the proposal, the development would fail to respond to the character and external appearance of the locality. Accordingly, the proposal would conflict with the provisions of Core Policy 57 (i, iii and vi) of the Wiltshire Core Strategy (January 2015); and Paragraph 135 of the NPPF (December 2023).