DELEGATED REPORT

Application Reference:	PL/2023/06956
Application Type:	Householder Planning Permission
Site Address:	Stokes House, Tytherton Lucas, Chippenham, SN15 3RL
Proposal:	Rear single storey extensions (and attic conversion including rear dormer windows, garage loft balcony, internal alterations and stone boundary walls as previously consented and partially implemented 20/11550/FUL).
Recommendation:	Planning Permission be GRANTED.

PROPOSAL

The proposal seeks planning permission for the construction of a single storey extension to the rear elevation, to provide additional internal habitable space in the form of a garden room and extend the kitchen and utility provision, together with internal alterations.

The “householder” application form has been completed and there is no suggestion that the single storey extension would be for any other purpose than that associated with the occupation of Stokes House, Tytherton Lucas as a domestic dwelling.

Application PL/2022/00904 *(Attic conversion including roof lights and rear facing dormers, single storey kitchen and garden room extensions, and a one and a half storey extension linking house and garage. Rear balcony to garage office)* was reused and subsequently appealed. Appeal reference (APP/Y3940/D/22/3300560), the appeal was dismissed, decision date 29th November 2022.

DESCRIPTION/CONTEXT

Stokes is a large relatively modern detached property set in reasonably substantial grounds at Tytherton Lucas.

The application site is within a Conservation Area and several historic buildings front the highway. Whilst the nearest listed building, Manor Farmhouse, is located some distance to the North East which is Grade II*, its frontage and grounds offer a significant and pervasive presentation to the public highway. The Church of St Nicholas (also listed Grade II*) is located to the West and somewhat behind the application site as it relates to the public highway.

Tytherton Lucas itself is not a settlement identified within the Wiltshire Core Strategy and, therefore, for the purposes of the application of planning policy the application site is within the open countryside.

PLANNING HISTORY

PL/2022/00904 - Attic conversion including roof lights and rear facing dormers, single storey kitchen and garden room extensions, and a one and a half storey extension linking house and garage. Rear balcony to garage office – Refused

20/11550/FUL - Attic Conversion Including Rear Dormer Windows, Rear Single Storey Extension, Garage Loft Balcony, Internal Alterations and New Stone Boundary Walls – Approve with Conditions

N/04/00424/COU - Proposed Porch, Loose School and Tennis Court - Approve with Conditions

N/01/01357/FUL - Erection of House and Double Garage to Replace Bungalow – Approve with Conditions

N/01/02263/FUL – Erection of Replacement Dwelling (Resubmission with Additional Conservatory) – Approve with Conditions

N/00/02256/FUL – Erection of Replacement Dwelling – Approve with Conditions

POLICIES

- National Planning Policy Framework (NPPF)
- Wiltshire Core Strategy Policies (WCS): CP57, CP58, CP61, CP64

ISSUES

- Principle of Development
- Design, Scale and Materials
- Residential Amenity
- Heritage
- Access and Parking

CONSULTATION

Bremhill Parish Council: Support.

> *Bremhill Parish Council supports this application. The proposed alterations are at the back of the house and do not impact visually on other residents in this small rural hamlet. It is noted on the proposed plans that the garage is no longer shown as a vehicle parking area. If there has been a change of use, advice should be taken from Wiltshire Council as to whether a planning application should be submitted for such a change of use. Also any incorrect boundaries on the proposed plans need to be rectified before permission is given.*

Re-consultation response: Support.

Bremhill Parish Council notes the boundary has been corrected in the plan and is happy to support this application.

Wiltshire Council Highways Engineer: No objection.

REPRESENTATIONS

Consultation has been carried out and no letters of representation have been 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. 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).

Principle of Development

The principle of domestic extensions and alterations within the curtilage of existing dwellings is considered acceptable, providing those proposals are compliant with the requirements of relevant policies within the development plan.

Design, Scale and Materials

Core Policy 57 of the WCS requires new development to respond positively to existing landscapes in terms of building layout, built form, height, mass, scale, building line and materials in order to effectively integrate the building into its setting.

This application seeks permission for a revised and reduced scheme, which has addressed concerns highlighted within the previous application and subsequent Inspector's Appeal Report. The preceding scheme, which was dismissed at appeal, upheld concerns in relation to the scale, mass and design of the second storey additions and rooflights to the principal elevation. The proposal has since been amended and provides a revised scheme, omitting the second storey additions and rooflights, with ground floor extensions and associated internal alterations. The inspector noted that the replacement of the existing conservatory with a garden room would appear as part of the previously approved consolidation across the ground floor of the building and as this is a less visible element if the wider conservation area this part of the scheme would be acceptable.

The current scheme comprises of two rear extensions, with associated internal alterations to extend the habitable space. Which will be more appropriate in appearance and massing than the previous scheme, the elevations would be built from a range of complementary materials and large glazed, bifold doors opening to the rear garden. The principle of the dormer windows, a

ground floor extension to link the existing garage as well as alterations to other windows and new rooflights was established and approved under 20/11550/FUL, the development is considered to be both individually and cumulatively proportionate in the context of the substantial existing dwelling. The materials and general architectural approach are proposed to match.

The proposal is considered to be acceptable in terms of size, design and materials and complies with the requirements of CP57 to the Wiltshire Core Strategy.

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 location plan indicates that there is sufficient separation between the proposed new development and existing residential properties nearby. It is unlikely that residential development in this location would give rise to any unacceptable concerns in relation to neighbouring amenity in relation to loss of privacy, overbearing or loss of light. Given the degree of separation it is not considered that any unacceptable harm to neighbouring amenity would be caused by the proposal.

In the context of the nature and layout of the development, there is considered to be no unacceptable impacts upon the amenities and living conditions of neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

Heritage

Planning (Listed Buildings and Conservation Areas) Act 1990 provides powers for the designation, protection and enhancement of conservation areas and the preservation of listed buildings. The Act requires that special regard should be given to the desirability of preserving or enhancing the character or appearance of the conservation area (s.72).

Paragraph 195 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by the proposal (including any development affecting the setting of a heritage asset). Paragraphs 201 and 202 require local authorities to assess whether there is substantial harm, less than substantial harm or no harm to the heritage asset. Core Policy 57 requires, amongst other things, that new development must be sympathetic to and conserve historic buildings. Core Policy 58 requires that development should protect, conserve and where possible enhance the historic environment.

The position of the dwelling some distance back from the immediate frontage with the public highway as well as the well-defined limits of the domestic curtilage does render any visual impact from the extensions upon the Conservation Area and wider locality as extremely limited. For this reason, it is concluded that the rear extensions would cause no harm would be caused to the Conservation Area.

Accordingly, the design, appearance and proposed use of materials for the extensions are entirely appropriate to the dwellinghouse they relate and cause no impact beyond the immediate confines of the domestic curtilage. In this respect, the proposal is considered to comply with policy CP57, CP58 of the Wiltshire Core Strategy and section 16 to the NPPF.

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. Section 9 of the NPPF expects development to ensure safe and suitable access to the site can be achieved for all users and that development can be refused on highways grounds if there would be an unacceptable impact on highway safety.

The 20/11550/FUL application permitted the first floor to be a home office, with balcony, with the ground floor remaining as a garage. This application seeks to alter the balcony design to the rear of the garage and seeks to make internal changes to the stairway and division of the ground floor space, resulting in a reduction in space to the ground floor of the garage which would fall below the standard size expected for a garage space as outlined by Wiltshire Councils Minimum Parking Standards - (3m x 6m).

The site benefits from a large residential garden and there is an existing off-road parking to meet the needs of the existing dwelling. Despite loss of garage parking in the proposal, there would be no unacceptable impact on existing parking or boundary treatment. There is existing vehicle access from the highway, which would be unaltered. The highways engineer has been consulted and provides no objection. Due to the conversion of the existing garage and considering the sufficient off-road parking within the curtilage it is considered reasonable to restrict the addition of any further garages, sheds, greenhouses and other ancillary domestic outbuildings via condition.

There is considered to be no implications for parking, highway safety or road network capacity as a result of development taking place, compliant with CP61 and CP64 of the WCS.

CONCLUSION

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The above report has shown that this proposal is in accordance with the Wiltshire Core Strategy Policies: CP57, CP58, CP61, CP64 and the NPPF, as it is of an acceptable design and will not have an unacceptable effect on the character and appearance of the area including the conservation area, host dwelling, neighbouring amenity or highway safety. It is therefore recommended that this application is approved with conditions.

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

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:

Existing Floor Plans and Elevations S1_1929-HOUSESURVEY.dwg
Planning Statement -Dated July 2023
Proposed Floor Plans and Elevations P1_1929A-2023-PLAN1.dwg

Received: 16.08.2023

Site Block Plan SITE-REVA_1929-HOUSESURVEY.dwg
Site Location Plan LOCATION-REVA_1929-HOUSESURVEY.dwg

Received: 07.09.2023

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 detailed on the application form and approved drawings.

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

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re- enacting or amending that Order with or without modification), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.