CASE OFFICER'S REPORT

Application Reference:	PL/2023/09684
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	07 December 2023
Case officer:	Stefan Galyas

Site Address:	Coruscant House, Post Office Lane, Broad, Hinton, Swindon, SN4 9PB
Proposal:	Single storey outbuilding to rear of Coruscant house, for ancillary accommodation for an office / games room and guests accommodation. To include solar panels and associated works
Recommendation:	Approve with Conditions

SITE DESCRIPTION:

The application relates to Coruscant House, Post Office Lane, Broad Hinton. It is a detached red brick built bungalow under a combination of gables and flat roofs constructed in the 1960/70s, with some recessed entrances to the front and rear behind some brick arches. The flat roofs cover former garage buildings to the side (western) and northern (rear) of the dwelling, with a flat roof glazed porch also adjacent to the western elevation. The site occupies a large plot of approximately half an acre and is elevated above the road by a sweeping, planted bank, with some timber retaining features. In the rear garden, to the north of the house there is an inground swimming pool, with a detached outbuilding in the north-eastern corner of the garden behind the pool, with a large expanse of tarmac to its west and southern sides. There is a driveway, surfaced in tarmac to the southern (front); western (side); and northern (rear) of the property. The site is enclosed by a combination of timber fencing and mature hedging. The rear of the site is bounded by fields in the open countryside.

The application site lies within the North Wessex National Landscapes (AONB) and is within the settlement framework for Broad Hinton, identified by the Wiltshire Core Strategy as a Large Village.

PROPOSAL:

The application seeks planning permission for the erection of an ancillary outbuilding, sited towards the sites north-westernmost corner. The outbuilding would provide accommodation for a games room, office, guest room and W.C. The proposal would use a pitched roof and would incorporate solar panels on both roof pitches. External materials would constitute timber cladded exterior walls and a metallic standing seam roof in anthracite colour. The proposed outbuilding would measure at 12m in length, 6.8m in width, 2.4m high to the ridge and 3.5m high to the ridge.

POLICIES:

Wiltshire Core Strategy (WCS) Adopted 2015

Core Policy 1 – Settlement Strategy

Core Policy 2 – Delivery Strategy

Core Policy 14 – Malborough Community Area

Core Policy 41 – Sustainable Construction and Low-Carbon Energy
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, 135, 157, 160 and 163.

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
• Other Matters

RELEVANT PLANNING HISTORY:
19/01864/OUT - Erection of two dwellings within the curtilage of Freshfields, including the demolition of two single storey garages and improvements to the existing vehicular access (outline application relating to access and layout). Approved with conditions 18/06/19.

PL/2022/05891 - Variation of condition 2 (approved plans) on PL/2021/09885 for design changes and changes to the wording of conditions 4, 5, 6, 7, 8 & 9. Approved with conditions 04/10/22.

PL/2023/06382 - Demolition of garage, and replacement with new entrance porch & utility room, replace low-pitched roof with a new steep pitched roof to include solar panels and roof lights, change the external finish of the existing building and engineering works to construct steps and retaining walls, with associated works. Approved with conditions 27/09/23.

REPRESENTATIONS:
Broad Hinton and Winterbourne Bassett Parish Council – No objection.

Letters – There was one letter received in response the proposal. It voiced concerns with regard to the proposed water storage soakaway and its potential for water to seep into the neighbouring property. Further concerns were raise with regard to the existing pool house and whether or not it will be demolished.

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.

Core Policy 41 of the WCS encourages new development, refurbishments and extensions to incorporate design measures to reduce energy demand. Developments should take full advantage of natural light and improve energy efficiency. Additionally, developments should use renewable or low-carbon energy from a local source. Paragraph 157 of the NPPF also required the planning system to support renewable and low carbon energy and associated infrastructure.

The proposal would not likely be perceivable from the roadside and would be set in a discrete position with regard to the public domain. The submitted statement notes that the proposal would use larch/ oak feather edge boarding in order to match the approved materials at Coruscant House. The proposal would be 3.5m in height to the ridge and is considered to be of an ancillary appearance to the principal dwelling on site.

The outbuilding would include solar panels to both the eastern and western roof pitches, however, these are not considered to be a visible feature with regard to the street scene.

It is noted that there is an older existing outbuilding positioned to the north-eastern corner of the site which is used as a pool and plant room. The proposed outbuilding would provide further floor space in order to accommodate a home office, guest room, games room and W.C. The quantum of accommodation provided is considered to be of a level that would remain ancillary to the existing dwelling. However, a condition ensuring that the outbuilding remains within the same planning unit as the host dwelling is considered necessary and relevant in this instance.

In light of the above, the proposal would not conflict with the provisions of Core Policy 57 of the WCS and the relevant paragraphs 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 outbuilding would be located approximately 3.8m away from the shared boundary with The Tillings to the west and 4.3m away from the boundary with Marloes to the south. There would be two high level windows included on the southern elevation and two windows included on the side (western) elevation. The outbuilding would be single storey and would likely offer the same degree of overlooking as the current garden arrangement. The outbuilding would not be raised above ground floor level and would likely offer the same views as if someone were to look out from the existing disused tennis court without an outbuilding in place. It is noted that no letters of representation were received in response to the proposed scheme.

The solar panels positioned on the western roof pitch would face towards the side (eastern) elevation at The Tillings. There are two existing roof lights positioned on The Tillings eastern elevation which may have the potential to be affected by a glint and glare impact from the solar panels. It is considered that these roof lights face upwards and are used primarily to supply light into the internal rooms. Therefore, it is considered that the proposed solar panels would not result in an unacceptable impact with regard to glint and glare.

Accordingly, the proposed development is not considered to give rise to an unacceptable impact with regard to overshadowing, overlooking or glint and glare.

Other Matters:
It is noted that concern was raised from one letter of representation regarding the proposed rainwater storage and soakaway and it potential flooding impact on the neighbouring dwelling. The site is located within Flood Zone 1 which has the lowest risk, indicating a less than 0.1% annual probability of flooding and is not located in an area with a defined risk of groundwater flooding. The soakaway is located away from any neighbouring residential boundary and considered acceptable for the size and scale of the development not to cause issues to neighbouring properties.

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, 14, 41, 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:

Conditions: (4)

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:

23-003/PL200 Plans and Elevations
Received 08/11/23.

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.

4 The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Coruscant House, Post Office Lane, Broad, Hinton, Swindon, SN4 9PB and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

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.