CASE OFFICER'S REPORT

Application Reference:	PL/2023/10730
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	05 January 2024
Case officer:	Selina (Nina) Parker-Miles

Site Address:	18 Martigny Road, Melksham, SN12 7PG
Proposal:	Single storey rear extension and replacement garage
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to a semi-detached dwelling, 18 Martigny Road, located within an established residential area in Melksham. The host dwelling benefits from an off-road parking area to the front elevation and detached garage within the rear garden. The immediate area is characterised by semi-detached dwellings within a cul-de-sac setting sharing a similar palette of materials.

This application is seeking permission for a single-storey extension on the rear elevation of the host dwelling and to extend the existing garage. The works would facilitate extended living areas at the ground floor.

Policies

National Context:
National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

Local Context:
CP2 Delivery Strategy
CP15 – Spatial Strategy for the Melksham Community Area
CP57 - Ensuring High Quality Design and Place Shaping
Joint Melksham Neighbourhood Plan 2020-2026 Made July 2021

Key Issues

Principle of Development
Design and Visual Impact
Neighbouring Amenity
Highways Impact

Consultation Responses

Melksham Town Council - Support

Wiltshire Council Highways - No objection

Representations
Consultation consisted of advertisement by site notice and neighbour notification. No representation letters were received.

Planning Considerations and 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.

Principle of Development
The proposed development comprises an extension to an existing residential property set in an established residential curtilage within the settlement boundary of Melksham. The proposed extension is wholly within the residential curtilage and as such the principle of development is acceptable subject to the following considerations.

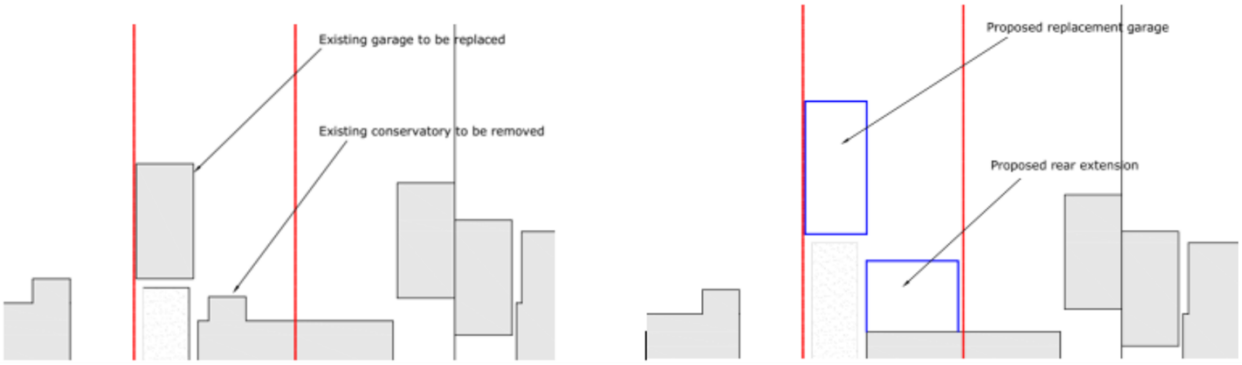
Design and Visual Impact
Core Policy 57 requires a high standard of design in all new developments, of particular relevance to householder extensions is paragraph (iii) which requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The single storey side extension would be positioned on the south elevation, extending over and forward of the footprint of the existing conservatory to the rear of the host dwelling. The extension would project 4m from the rear elevation, spanning 5.3m across the width of the south elevation and would employ a flat roof form with roof lights inserted to illuminate the internal space. The roof would sit at a height to the eaves of 2.7m and a maximum height of 3.m. Patio doors would be inserted on the rear elevation, and a pedestrian access door inserted on the east side elevation.



Existing (left) and proposed (right) south rear elevation

The applicant proposes replacing the existing detached garage that is positioned to the south east of the host dwelling, to allow for the extension to be erected. The garage would be of a similar height to existing but would be positioned 3m further south into the residential curtilage on the common shared boundary with the adjacent neighbour at No.20 Martigny Road and would be 1m longer in depth and 0.2m wider than existing.



Existing (left) and proposed (right) site plan

The use of matching materials (concrete block under slate roof tiles) with matching white UPVC fenestration would ensure the proposal would integrate into the surrounding setting. It is considered that the extension would by virtue of its height, scale and design constitute a complementary addition to the host dwelling that would appear commensurate to the size of the property and plot. The development would therefore comply with Policy CP57 of the WCS.

Impact on Neighbouring Amenity

Core Policy 57 of The WCS states that applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to

the character of Wiltshire through having 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, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

All windows proposed would look out over the applicant's private gardens to the rear, replicating the existing arrangement of the host dwelling and no windows would be inserted on the side elevations, therefore no overlooking concerns are raised.

It is acknowledged that there would be an additional mass, on the rear elevation adjacent to the attached neighbour but this not considered to present any adverse overbearing or overshadowing issues, given the single storey nature of the build sitting at a maximum height of 3m.

Whilst it is acknowledged that the footprint of the garage would be extended marginally, it is considered that the additional mass would not introduce any adverse overshadowing or overbearing impacts to the adjacent neighbour at No.20 given the separation distances involved.

Given the scale of the development proposal, it is considered that the proposed extension would not result in unacceptable loss of light, overlooking, overshadowing and would not have an overbearing impact upon neighbouring properties. For these reasons, the development proposals would comply with Policy CP57 of the adopted Wiltshire Core Strategy

Highways Impact
The Local Authority Highways officer was consulted on the proposed scheme and raised no objections to the the repositioning of the garage in terms of highway safety. The proposal retains the existing access and would not give rise to significant harm in terms of highway safety. As such the proposal accords with policies CP60, CP61 and CP64 of the Wiltshire Core Strategy and Paragraph 115 of the NPPF.

RECOMMENDATION: Approve with conditions

Conditions: (2)

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 and documents:
Location Plan
Existing Site Plan DWG NO 3097-100
Proposed Block Plan DWG NO 3097-101
Existing Floor Plans DWG NO 3097-102
Existing and Proposed Elevations DWG NO 3097-103
Proposed Floor Plans DWG NO 3097-104
Proposed Garage Plans and Elevations DWG NO 3097-105
All Plans Received 08.12.2023

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