CASE OFFICER'S REPORT

Application Reference:	PL/2023/09425
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	18 December 2023
Case officer:	Stefan Galyas

Site Address:	2, Parliament Street, Chippenham, SN14, 0DE
Proposal:	Garden room to rear garden
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site relates to a two storey, end of terrace dwelling with a pitched roof. The existing dwelling is slightly set back from the roadside by a gravelled front garden area with an access path leading to the front door. The dwellings front elevation presents exposed brick walls, light stone lintels and uPVC windows to the roadside, a uniform style which can be seen among other dwellings along the rows of terracing to either side of Parliament Street. The plot is linear in form and the dwelling possesses a garden area to its rear (western) elevation. There are some existing garage outbuildings positioned to the rear of the gardens along the terrace and are accessed through Westminster Gardens to the west.

The site is located within the settlement framework for Chippenham, identified by the Wiltshire Core Strategy as a Principal Settlement.

With regard to policy constraints, the site is not located within any designated area.

PROPOSAL:
The application seeks planning permission for the erection of a detached garden room to the rear of the garden. External materials would constitute concrete block rendered walls, concrete roof tiles and uPVC windows and doors. The proposed outbuilding would be approximately 6.5m in length, 3.8m wide, have an eaves height of 2.1m and a ridge height of 4.6m.

POLICIES:
Wiltshire Core Strategy (WCS) Adopted 2015
Core Policy 1 – Settlement Strategy
Core Policy 2 – Delivery Strategy
Core Policy 10 – Chippenham Community Area
Core Policy 51 – Landscape
Core Policy 57 – Ensuring High Quality Design and Place Shaping
Core Policy 60 – Sustainable Transport
Core Policy 64 – Demand Management

National Policy:
National Planning Policy Framework (NPPF) December 2023

Paragraphs 2, 11, 12, 47, 114-116, 131 and 135.

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 Appearance
• Neighbouring Amenities

RELEVANT PLANNING HISTORY:
N/06/02878/FUL - Demolition of Existing Single Storey Extension and Replacement With Single Storey Extension; New Front Porch and Alterations. Approved with conditions 05/02/07.

REPRESENTATIONS:
Chippenham Town Council – No objection. It was noted that the proposals impact on the ground floor habitable rooms and garden at No.69A Sheldon Road should be given careful consideration.

Letters– There were no letters of representation received in response to the proposed development.

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, 10 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 proposed outbuilding would be visible from the streetside along Westminster Gardens to the west of the site. There are several other garages and detached outbuildings located to the rear of the gardens serving the row of terraced dwellings while also offering an area for off road parking. The external outbuildings present a degree of variance through their external appearance, using concrete and stone blockwork as well as render to the walls.

With regard to the proposed outbuilding, it is considered that the size and scale would be of a subservient appearance to the host dwelling on site and would be comparable to the existing garages fronting the roadside. The proposal would include two window openings to the rear (western) elevation and the roof pitch would present to the road and the gables would face towards the north and south. The proposed building would be finished with concrete block with 2 coats of render under concrete tiles to match those on the existing house. It is considered that the proposal would be of an acceptable appearance and would not appear incongruous in relation to its immediate setting.

The applicant has indicated that the existing tree may be removed from the Building Regulations perspective. The site is not situated within a conservation area, and the tree is not statutorily protected. Given its discreet location, there is no objection to its removal due to the proximity to the proposed outbuilding.

In light of the above, the proposal would comply with the provisions of Core Policy 57(iii) of the WCS 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.

The proposal would be set approximately 0.3m away from the neighbouring flat roofed garage style building. It is noted that there is an existing window at the neighbouring property which looks directly out into the application site’s garden. The agent indicated that the window does not serve a habitable room and acts as part of the rear elevation for a workshop/ garage flat roofed element. In addition, a 2m high fence could be constructed under Section 2, Part 2 Class A of the GDPO which could obscure this window and not require planning permission. Accordingly, the proposal

is not considered to give rise to an unacceptable impact on the neighbouring property with regards to loss of outlook or light.

Other Matters:
While the outbuilding would be set within the same planning unit as the host dwelling, a condition ensuring that the outbuilding remains ancillary in perpetuity is considered necessary and relevant in this instance.

CONCLUSION:
The proposed development is considered acceptable and in accordance with Core Policies 1, 2, 10, 57 of the Wiltshire Core Strategy and relevant paragraphs of the NPPF.

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:

23/079 Garden Room to Rear Garden at 2 Parliament St Chippenham SN14
Block plan
Location plan,
all received by the Council on 17th November 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 plans.

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

4 The proposed outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 2, Parliament Street, Chippenham, SN14, 0DE 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.