DELEGATED REPORT

Application Reference:	PL/2023/09265
Application Type:	Planning Permission
Site Address:	4 Alderton Road, Grittleton, Chippenham SN14 6AN
Proposal:	Proposed outbuilding at the rear of the property.
Recommendation:	That Planning Permission is GRANTED with Conditions

PROPOSAL

This application seeks Planning Permission for a proposed detached outbuilding that will be situated to the rear southern boundary of the property at Grittleton, Chippenham. The proposal will measure 4.2m in length, 1.8m in width, 1.9m to the eaves and 2.2m to the top of the pitched roof. The outbuilding will consist of a large panel window to the east elevation, a pedestrian door and small window to the west elevation, and 4 large panel windows (two of which are double doors) on the north elevation of the outbuilding.

The applications set out the following components for which permission and consent are sought:

- Proposed detached outbuilding.

The development and works are intended for purposes associated with the occupation and use at 4 Alderton Road as a single residential dwellinghouse.

DESCRIPTION/CONTEXT

4 Alderton Road is a semi-detached dwelling situated on a large plot and sits on the western edge of the Grittleton. The property is located within the Grittleton Conservation Area and Cotswolds Area of Outstanding Beauty. The property consists of a large front garden and parking area and a modest sized rear garden. The site is surrounded by large residential plots to the north, south and west and abuts a farm to the east.

The dwelling is not covered any archaeological or ecological designations.

PLANNING HISTORY

N/11/03620/CAC	Demolition of front and rear porches, removal of existing garage building and erection of two storey and single storey extension.	**Approved**
N/11/03621/FUL	Two storey and single storey extensions (following demolition of front and rear porches, garage and store shed).	**Approved**

POLICIES

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).

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

Wiltshire Core Strategy Policies 2015 (WCS):
Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Ensuring the Conservation of the Historic Environment

Cotswolds AONB Management Plan 2023:
Policy CE1 (Landscape)

National Planning Policy Framework 2023 (NPPF)

ISSUES

The main issues in the consideration of this application are:

- Principle Of Development
- Heritage
- Landscape
- Scale and Design
- Residential Amenity

CONSULTATION

In relation to the revised plans, the following consultation responded were received:

Grittleton Parish Council: No objection.

REPRESENTATIONS

Consultation was carried out and no comments were received by neighbouring properties or third parties.

ASSESSMENT

Principle of Development

Extensions, additions and alternations to existing properties across the plan area are acceptable in principle subject to consideration of any site-specific impacts and conformity with the relevant policies of the plan and national guidance, in particular the criteria set out in CP57 of the WCS.

However, the detail and other site-specific impacts, must also be considered against other relevant policies within the development plan and the guidance and provisions as contained within the National Planning Policy Framework.

Heritage

The site is located within the Grittleton Conservation Area. In dealing with conservation areas, the statutory duty for local authorities is set out in Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990. This requires that local planning authorities pay 'special attention' to: "… the desirability of preserving or enhancing the character or appearance of that area." Policy Core Policy 57 of the WCS requires, amongst other things, that new development much be sympathetic to and conserve historic building and Core Policy 58 of the WCS requires that development should protect, conserve and where possible, enhance the historic environment.

The tests of 'preservation' and 'enhancement' does not necessarily mean that any particular approach to design is preferable, but rather that the quality of the design is of an appropriately high standard – as considered in the previous section.

Given the location of the proposed outbuilding, views from the public realm are limited from the street scene and surrounding neighbours. The proposal is situated a distance away from the main road and to the rear of the dwelling. The materials proposed will also be in keeping with the character of the surrounding area and as such, it is considered to have a no impact on the setting of the Conservation Area. Due to the nature, scale, and positioning of the proposal, there would also be minimal views from public vantage point and where seen, the proposed development would be read against the existing residential context and associated built form.

For the above reasons, there is considered to be no harm caused to the Conservation Area and the proposal is considered to be in accordance with Core Policy 57 and 58 of the WCS, advise in the NPPF and in compliance with the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

Landscape

In regard to impacts on the AONB, Core Policy 51 of the WCS and Policy CE 1 of the Cotswolds Management Plan (CMP) seek to ensure that the landscape character, scenic quality and geological features of the AONB are conserved, and where possible enhanced. Section 15 of the NPPF expects decisions to ensure the protection and enhancement of valued landscapes.

As required by CP51 of the WCS due consideration has been given to the proposal's potential impact upon the Cotswold AONB. The proposal is located within the confines of the existing site and the proposed outbuilding would be finished in materials that are in keeping with the main house and surrounding area. The proposal would integrate effectively and would not create harm to the scenic quality or character of the wider landscape.

For this reason, the impact on the surrounding Cotswolds AONB would be neutral. Therefore, the proposed development will need the requirements of policy CP51 to the WCS and policy CE 1 of the CMP.

Scale and design

Core Policy 57 requires a high standard of design in all new developments; of particular relevance to householder developments is paragraph (iii) which require 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.

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 of 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 an existing building.

The application property is one half of a pair of semi-detached dwellings. It is considered that the outbuilding adopts a simple design approach and the use of acceptable materials will allow it to integrate sufficiently. The proposal remains subservient and is easily accommodated within the plot. The dwelling is set back from the road and in conjunction with the use of acceptable materials will ensure that the addition would not appear prominent within the street scene. In terms of design and materials, the proposal is considered to broadly reflect and respond to the character of the area and is sympathetic to the appearance of the host dwelling and the wider area. The outbuilding would therefore not be considered to create an incongruous or unduly prominent feature in this location.

As such, the scale and design of the proposal are considered to be acceptable and comply with Core Policy 57 of the WCS.

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.

In respect of the residential amenity, the proposed development would not present an unacceptable impact upon the living conditions of the neighbouring residents through unacceptable overlooking or oppressiveness. Due to the small footprint of the proposed outbuilding, it is considered that the

impact on neighbour amenity will be low. The extension is considered to be modest in scale both in length and height. Further, there will be no windows proposed on the south elevation of the outbuilding. Given the scale, mass, and position, the proposal would not result in unacceptable harm, unacceptable loss of daylight or sunlight and would not be intrusive to neighbour amenity.

During public consultation, there were no objections or concerns raised by neighbouring properties or third parties.

In the context of the nature and scale of the development, it is considered to have no unacceptable impact upon the amenities and living conditions of the neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

CONCLUSION

The potential impacts of this development have been taken into consideration. In terms of the scale and materials, the proposal would not harm amenity or the character of the dwelling or the area and cause no harm to the significant or character and setting of the Conservation Area. The proposal is in accordance with the aims of the NPPF, the Core Policies in the WCS; CP51, CP57 and CP58, and Policy CE1 of the Cotswolds AONB Management Plan. It is therefore recommended that this application be 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:

Proposed Outbuilding Plans: DGW No. 409224; Received 26 October 2024
Proposed Site Plan: Received 26 October 2024
Location Plan: Received 26 October 2024

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 interest of visual amenity and the character and appearance of the area.

INFORMATIVES:

4 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply, and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

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 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.