DELEGATED REPORT

Application Reference:	PL/2023/09363
Application Type:	House Holder Planning permission
Site Address:	51 Yewstock Crescent West, Chippenham, SN15 1QX
Proposal:	Retrospective consent for the retention of a two-storey flat roofed extension and re-rendering to match the main house. Amendment to previous consent Ref: 20/04148/FUL
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application proposes the retention of a two-storey side extension with a flat roof, to be rendered in pebble dash to match the elevations of the original dwelling. The application is part retrospective, with the two-storey extension having been already constructed with a flat roof, but with elevations rendered in smooth cream colour render. The application is therefore for the retention of the two-storey with a flat roof and to change the render to the elevations to be finished in brown pebble dash render to match the main dwelling.

There is also a single storey utility room attached to the rear of the two-storey with a flat roof, which has been reconstructed as part of the development. The utility room is finished in cream render this element is shown to remain as now built on the proposed plans.

Planning permission was previously granted for a first-floor side extension with a hipped roof (permission granted under reference 20/04148/FUL), with the elevations in pebble dash render. The extension has not been built in accordance with the approved plans.

The proposal for the first-floor element followed a permission for a ground floor single storey extension to form a bathroom and reconstruction of the utility room 20/02028/FUL refers.

The two-storey extension is set to the south-west side of the property. The extension is set back by approximately 2.5 metres from the front elevation of the garage with bedroom above. The extension is approximately 2.7 metres deep by 1.9 metres wide and approximately 5 metres high. The height of the flat roof eaves is level with the eaves of the existing dwelling.

The extension provides a bathroom at ground floor accessed from the utility room and ensuite at first floor to the bedroom above the garage. There is a first floor window to the ensuite facing the rear and a ground floor window to the bathroom to the south side.

During the life of the application revised plans have been received to propose pebble dash render to the elevations of the two storey bathroom/ensuite extension leaving the utility room in cream render, the original proposal was to render the dwellinghouse in cream render to match the extension.

SITE DESCRIPTION/CONTEXT

The property known as 51 Yewstock Crescent West is a four-bedroom semi-detached property set within an established residential area to the north of the Town of Chippenham.

The property has pebble dashed elevations with clay tiles to the roof and replacement double glazed

windows. There is off street parking to the front for approximately two vehicles and a garage.

The property has previously been extended by a two-storey side extension of a garage and bedroom above. The kitchen and dining room have single storey extensions. There is a single storey utility extension with access from the kitchen, garage and new ground floor bathroom. The utility room has been reconstructed as part of the development for the ground floor and first floor bathroom and ensuite and gives access to the bathroom.

There are no other policy designations covering the application site.

PLANNING HISTORY

95/01075/FUL – Garage with first floor extension above – approved
20/02028/FUL – single storey side extension – approved
20/04148/FUL – first floor side extension – approved
2023/06782 – retrospective two storey side - withdrawn

POLICIES

Wiltshire Core Strategy 2015 (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy
Core Policy 10: Spatial Strategy for Chippenham Community Area Core Policy 57: Ensuring High Quality Design and Place Shaping

National Planning Policy Framework 2023 (NPPF) Section 2: Achieving sustainable development Section 12: Achieving well designed places

ISSUES

Principle of Development
Scale and design
Residential amenity

CONSULTATION

Chippenham Town Council – No objection to revised scheme:

Comments in response to initially submitted plans:

> *The Town Council is unable to ascertain any difference between the previously withdrawn application (PL/2023/06782) and the current application and refer to our previous comments:*
>
> *'It is disappointing that this application is both retrospective and a 'dumbing down' of the 2020 consent in terms of its design. It is unlikely that consent would have been forthcoming for the two storey extension to accommodate both a flat roof and be finished in render. Whilst there are some examples of either*

rendered extensions or flat roofed extensions, these are in the minority and there is a strong local vernacular of hipped, tiled roofs and pebbledash/reconstituted stone facades. It is telling that no examples of extensions in the site vicinity have been provided which are both flat roofed and rendered. As a result, the proposed extension appears as a dominant and unsympathetic extension constituting poor design, which would be contrary to CP57 of the Wiltshire Core Strategy, the National Design Guide and the NPPF. If either a hipped roof were added, or the façade clad in pebbledash/reconstituted stone, the Town Council may support the development.'

The justification for the proposed cream rendering of the entire house to match the unlawful extension is poor, it should be the other way round with the extension designed to match the materials of the main house. There is no justification given as to why the house could not be re-rendered in the local pebbledash vernacular if repair work to the existing facade is necessary.

Comments in response to revised plans:

"Whilst this two storey extension would have greatly benefitted from having a hipped roof design, the proposed application of a brown pebbledash render to the façade would at least help it assimilate better into the streetscene and would be in line with the Town Council's previous suggestion."

REPRESENTATIONS

The application was publicised by direct neighbour letter no representations 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. The National Planning Policy Framework (NPPF) is a key material planning consideration. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

Principle of Development

Decisions on planning applications are made in accordance with the policies contained in the Wiltshire Core Strategy and government guidance. The principle of domestic extensions, alterations and/or outbuildings

within the curtilage of existing dwellings is considered acceptable, providing those proposals are compliant with the requirements of relevant policies within the development plan. The proposal is to take place within the curtilage of the dwellinghouse and is therefore considered to be acceptable in principle other matters are considered below.

Scale and design

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. Sections 12 of the NPPF expects a good standard of design.

The proposal pebble dash render to match the render finish used in the exterior construction of the existing dwelling. The application proposes the roof to remain as built as a flat roof and not as previously approved with a hipped roof style. The proposed flat roof at two storey is not considered to be in keeping with the property or setting of the area in general where flat roofed extensions on display are generally of single storey, however, the extension is to be rendered in pebble dash to match the elevations of the original dwelling.

The Chippenham Town Council objected to the first round of drawings to render the host dwelling to match the extension retaining the flat roof that:

> "*the proposed extension appears as a dominant and unsympathetic extension constituting poor design, which would be contrary to CP57 of the Wiltshire Core Strategy*." and their comments added that : "*if either a hipped roof were added, or the façade clad in pebbledash/reconstituted stone, the Town Council may support the development*."

In response to the revised plans, the Town Council confirmed that they did not object to the new proposals which would see the addition of pebble dash render the external finishes:

> *"Whilst this two-storey extension would have greatly benefitted from having a hipped roof design, the proposed application of a brown pebbledash render to the façade would at least help it assimilate better into the streetscene and would be in line with the Town Council's previous suggestion."*

The two storey is set back within the site together with the use of render the proposal is considered to be acceptable due to the proposed matching materials for the elevations. While the flat roof design built is contrary to the approved drawings ref: 20/04148/FUL and can perhaps be said to be of a lower quality than the previously proposed scheme and the existing property which is perhaps characterised by its hipped roof. Indeed, the flat roof design and lack of fenestration to the front elevation combining to leave a lot to be desired in terms of architectural approach. However, the extension would at least continue to be subservient in scale and bulk, and would be positioned back from the road frontage so as to be not overtly visible in the street scene.

The current finish of render to the extension does serve to highlight the incongruous appearance, since the original/main part of the property is finished in pebble-dash. So as to assist in blending the appearance of the extension, the application has now proposed the use of pebble-dash finish to the extension, so as to match that used for the existing property. This is considered likely to allow the extension to blend to a degree that is sufficient to be acceptable in the context of the requirements of policy CP57 to the Wiltshire Core Strategy (as

is agreed by the Town Council). Indeed, whilst acknowledging the design of the proposed extension is far from being of the highest of quality and could be said to be of detriment to the interwar appearance/aesthetic of the existing property, it is of sufficient quality to meet with the requirements of section 12 to the NPPF.

It will be possible to make use of a planning condition so as to ensure the pebble-dash finish is added to the extension within six months from the date of the grant of planning permission. Accordingly, and subject to that condition being imposed, the proposal is considered to be of design, scale, materials and siting to be in keeping with the existing dwelling and the street scene in accordance with CP 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.

The neighbouring properties most sensitive to the proposed two storey extension will be no. 49 Yewstock Crescent West, the detached property to the southwest boundary. The extension is for a bathroom at ground floor and en-suite at first floor. Due to the design, siting and orientation of the extension there are considered to be no unacceptable impacts upon the amenities of the occupiers from overbearing, overshadowing or overlooking.

The extension is visible from the highway and neighbouring properties opposite at no.s 38, 40 and 42 Yewstock Crescent West. The proposed pebble dash render is considered to be in keeping with the host dwelling and to lessen the impact of the extension upon the area preserving the character and general amenities of the area within the street scene.

The design is considered not to give rise to unacceptable impacts from overlooking, overbearing or overshadowing to neighbouring occupiers and preserves the amenities of the area in general in accordance with CP 57 of the WCS.

CONCLUSION

The scale, design, materials and siting of the proposed development are found to be of design in keeping with the host dwelling and the street scene. There are considered to be no unacceptable impacts to the neighbouring occupiers. The Highway requirements for parking and access are acceptable. The proposal is found to be in accordance with CP 57, CP 61 and CP 64 of the WCS.

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

1. Within six months of the date of this decision all the external walls of the development hereby granted planning permission shall have been rendered with a pebble-dash finish so as to match in colour, tone and size of pebble used on the external walls of the existing property.

   REASON: So as to secure a design and finish of the extension which, so far as is possible, respects and integrates with the character and appearance of the existing property and wider locality.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Drawing no. 23006/01A - Site Location Plan and Existing Block Plan
Drawing no. 23006/02A - Previously existing floor plans
Drawing no. 23006/03A - Previously existing elevations
Drawing no. 23006/04A - Proposed Block Plan
Drawing no. 23006/5A - Proposed First Floor Plan - all received 12th November 2023
Drawing no. 23006/06 Rev F - Proposed Elevations - received 4th December 2023.

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

INFORMATIVES:

1. 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.

2. 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.

3. 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.