CASE OFFICER'S REPORT

Application Reference:	PL/2023/07901
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	18 October 2023
Case officer:	Samantha Stockley

Site Address:	11 NOREDOWN WAY, ROYAL WOOTTON BASSETT, SWINDON, SN4 8BJ
Proposal:	Front and rear extensions to existing dwelling, comprising two storey rear extension to existing dwelling with new pitched roof, and new first floor extension over the existing garage on the front elevation with new gabled/pitched roof. The proposals also include a new single storey enclosed front porch and internal remodelling of the existing layout.
Recommendation:	Approve with Conditions

SITE DESCRIPTION

The application relates to No11 Noredown Way, a detached two storey dwelling. The existing dwelling has a pitched roof with gable to either side elevation and a rear gabled projection. To the front as an integrated garage with mono pitch roof with a flat roof open porch. There is a modest single storey extension to the rear elevation.

The existing external materials comprise brick walls, a concrete tiled roof and uPVC windows and doors. The site is afforded ample garden amenity space and has a small garage outbuilding to the rear (west) of the garden.

The sites locality consists of estate housing of a traditional design. A variety of brick types and finishes contribute to visual interest across the street scene. Small front gardens add further visual enrichment to the street scene.

Services would be retained as existing.

The site is located within the defined settlement boundary for Royal Wootton Bassett, identified as a market Town by the Wiltshire Core Strategy. In terms of policy constraints, the site is not within any designated area.

PROPOSAL

House Holder planning permission is sought for a front infill extension at first floor level over the existing garage consisting of a pitched roof, gabled finish forming ancillary living space. The proposed would have eaves matching the existing dwelling with the ridge line stepped below existing. The proposed front porch would have a side elevation mono pitch roof supported by a exterior wall. Neither the porch nor infill first floor extension would come forward of the existing building line.

The proposed changes to the rear would see a rear infill extension to first floor mimicking that of the proposed front elevation in terms on roof, and eaves height. The proposed would include a rear facing aperture and would not come forward of the existing rear building line.

The proposal would be formed of similar material to match existing. There would be no changes to access of existing parking.

RELEVANT PLANNING HISTORY

There is no planning history relevant to the dwelling to which this application relates.

POLICIES

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:
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 19: Spatial Strategy: Royal Wootton Bassett and Cricklade Community Area
Core Policy 57: Ensuring High Quality Design and Place Shaping

Royal Wootton Bassett Neighbourhood Plan Made 2018
Policy 7 – Local Character

Saved policies of the North Wiltshire Local Plan:
None

National Planning Policy Framework (2023):
Section 2 Achieving Sustainable Development
Section 4 Decision-Making
Section 12 Achieving Well Designed Places

National Design Guide 2021

Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: "If regard is to be had to the development plan for the purpose of any determination to be made
under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

Section 70(2) of the Town and Country Planning Act 1990 provides that:
In dealing with an application for planning permission, the authority shall have regard to:
• the provisions of the development plan, so far as material to the application,
• a post-examination draft neighbourhood development plan, so far as material to the application,
• any local finance considerations, so far as material to the application, and
• any other material considerations.

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).

PLANNING ISSUES

Those issues deemed to be most pertinent to the determination of the application are as follows:
• Principle of development
• Impact on the character and appearance of the area
• Neighbouring amenity
• Access and Parking

CONSULTATION RESPONSES

Royal Wootton Bassett Town Council: No objection

REPRESENTATIONS

No representations were received from neighbours or other third parties.

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, 19 and 57 of the WCS

Impact on the character and appearance of the area

Section iii of Core Policy 57 of the WCS states new development must respond positively to existing townscape in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines. Moreover, Paragraph 130 of the NPPF states that developments should be visually attractive as a result of good architecture and be sympathetic to local character.

Paragraph 130 of the NPPF states, among other matters, that development should be visually attractive as a result of good architecture and be sympathetic to local character. The need for good design is reinforced by the National Design Guide (2021).

The existing dwelling occupies a position within the middle of a street characterised by a range of similar scale dwellings of mixed design. The proposal would result in a modestly sized infill extension to first floor above the existing garage and modest front porch. The proposed eaves would match as existing and the ridgeline below the existing. The proposal would be finished with matching materials and as such would be subservient to the main dwelling.

The proposal to the rear again a first-floor infill again consisting of matching material would mirror that of the front proposed first floor infill in scale and design. The rear extension would not be visible from the public realm.

The proposed front element would be visually prominent but due to the scale, design, and use of material on a street of varied design frontages would not look out of place.

Accordingly, the proposal would have an acceptable impact upon the character and appearance of the locality in accordance with the provisions of Core Policy 57 and NPPF Paragraphs 130 and 134. The proposal would have no additional landscape impact and thereby accord with the provisions of WCS Core Policy 51 and NPPF Paragraph 174 b).

Neighbouring amenity

Section vii of Core Policy 57 of the WCS refers to the need to protect the amenities of existing occupants and to make sure that appropriate levels of amenity are achievable within the development itself. Additionally, Paragraph 130 (f) of the NPPF states planning decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the equality of life or community cohesion and resilience.

The submitted plans confirm that the additional built development would be contained within the existing building lines and domestic curtilage and would have apertures facing onto the rear and front garden. There would not be any side elevation openings. The rear extension at first floor would not impede the outlook of the neighbouring property.

Therefore, it is considered that the proposal would not result in any overbearing impacts or loss of light or privacy to any neighbouring dwellings, and the proposal would be acceptable in amenity terms in accordance with the provisions of Core Policy 57 of the WCS and Paragraph 130 of the NPPF.

Parking And Access

The proposal would not include any changes to existing parking or access and as such would not be impacted by the proposal.

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, 19 and 57, Policy 7 of the Royal Wootton Bassett Neighbourhood Plan and the relevant paragraphs of the NPPF. The proposal accords with the adopted development plan and as such, should be granted permission.

Conditions: (3)

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:

(Revised) Proposed Floor Plans Received 8th January
Proposed Block Plan Received 15the September
Location Plan Received 15the September

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 used in the existing building.

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

Informatives: (1)

4 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.