CASE OFFICER'S REPORT

Application Reference:	PL/2023/10769
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	14 January 2024
Case officer:	Stefan Galyas

Site Address:	The Haven, Stoneover Lane, Royal Wotton Bassett, Swindon, SN4 8QX
Proposal:	Single storey rear extension.
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application relates to The Haven, a semi-detached dwelling, featuring a cross pitched roof and a single storey rear extension. The property abuts the eastern side of the highway and is afforded a generous amount of garden amenity space to the side and rear of the dwelling. Access is provided to the south of the site where a gravelled parking area is located.

The site is located within the defined settlement boundary for Royal Wootton Bassett, identified as a Market Town by the Wiltshire Core Strategy.

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

PROPOSAL:
The application seeks planning permission for the development of a rear elevation, single storey extension. The proposal would be 5m in length, 5.4m in width and 2.4m in height. External materials would constitute facing brickwork walls and flat roof tiles.

POLICIES:
Wiltshire Core Strategy (WCS) Adopted 2015
Core Policy 1 – Settlement Strategy
Core Policy 2 – Delivery Strategy
Core Policy 19 – Royal Wootton Bassett and Cricklade Community Area
Core Policy 51 – Landscape
Core Policy 57 – Ensuring High Quality Design and Place Shaping

Royal Wotton Bassett Neighbourhood Plan (Made 2018)
Policy 7 – Local Character

National Policy:
National Planning Policy Framework (NPPF) December 2023
Paragraphs 2, 11, 12, 47, 114-116, 131 and 135.

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
• Highways and Access

RELEVANT PLANNING HISTORY:
19/01337/FUL - Home Farm, Stoneover Lane, Royal Wootton Bassett, SN4 8QX. Single storey rear and side extension. Approved with conditions 05/04/19.

REPRESENTATIONS:
Royal Wootton Bassett Town Council: No objection.

Letters: There were no letters of representation received in response to the proposal.

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 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.

The Royal Wotton Bassett Neighbourhood Plan states within its objectives that an attractive street scene should be nurtured in the Town Centre, while maintaining and enhancing the Conservation Area. It is noted that there is no adopted Conservation Area Statement for Royal Wootton Bassett. Policy 7 of the Neighbourhood Plan states that development must respect local character and conserve or enhance heritage assets in a manner appropriate to their significance.

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 site is set within a residential setting, with dwellings predominantly displaying a traditional design commonly associated with estate-style houses. Facing red brick walls are widely used amongst the material palette of the locality.

While the proposal would be contained to the rear of the property, the extension would likely be perceivable from the public domain when looking along Stoneover Lane from south to north. The proposed extension would use a flat roofed design and would adjoin the existing rear extension at facia level. While this intersection features a difference in roof pitches, it is considered that it's overall appearance would not be overly unacceptable. The proposal would be contained to a single storey scale, measuring at 2.4m high, and would appear visually subservient to the host dwelling. Additionally, the use of matching materials is considered to help assimilate the extension to its immediate surroundings. It is also noted that the adjoining semi-detached dwelling at Home Farm has an existing rear extension which projects out to the rear of the garden.

Two new rooflights would be added to the roof slope of the existing rear extension. The rooflights would likely be perceivable from the street side. It is noted that existing street lights are visible within the sites context, such as at No.70 Parsons Ways rear roof slope. Accordingly, it is considered that the proposed rooflights would not appear overly incongruous given the sites context.

It is considered that the proposal would result in an acceptable visual impact and would accord with the provisions of Core Policy 57 of the Wiltshire Core Strategy, Policy 7 of the Royal Wootton Bassett Neighbourhood Plan 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 adjoin the existing rear element at the neighbouring semi-detached dwelling. The neighbouring rear element possesses two roof lights on the southern roof pitch. The approved plans at the neighbouring dwelling under 19/01337/FUL show this element as being 3.6m high to the ridge. The proposal would be set below this, measuring at 2.4m in height and would not likely obscure the existing rooflights. These existing rooflights are not considered to provide outlook and are more likely used to supply light into the rooms contained. It is noted that there were no letters of representation received in response to the proposed development.

In light of the above, it is considered that the proposal would have an acceptable impact on the neighbouring amenities with regard to overshadowing, overlooking and overbearing.

CONCLUSION:
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, 51 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.

RECOMMENDATION: That planning permission be GRANTED subject to the following conditions:

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:

Block Plan
Received 11/12/23

23/2080/02 Rev B - Proposed elevations and floor plans
Received 10/01/24

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.

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.