CASE OFFICER'S REPORT

Application Reference:	PL/2023/10747
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	09 January 2024
Case officer:	Brook Bishop

Site Address:	27 Upper Pavenhill, Purton, Swindon, SN5 4DQ
Proposal:	Erection of two storey side & rear extension and dropped kerb. - Resubmission of PL/2023/02778
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site comprises a two-storey detached dwelling with a pitched roof and a lean-to garage on the northern elevation. The existing dwelling has been extended to the rear (eastern) elevation through the addition of a single storey conservatory. The dwelling stands adjacent to the eastern side of Upper Pavenhill and has a small driveway that provides access from the highway. A front lawn and rear garden make up the remainder of the site.

The dwelling is faced in red brick walls, has a tiled roof and uPVC windows and doors. Most dwellings along Upper Pavenhill either immediately front onto the highway or are afforded a driveway. The highway is narrow and residential in character. The road runs nearby the escarpment to the west of Purton, providing extensive views out towards the open countryside.

The site lies within the settlement boundary of Purton, a large village in the Royal Wootton Bassett and Cricklade Community Area as set out in the Wiltshire Core Strategy. It is not within a Conservation Area, although some Grade II listed buildings are located at the southern end of the road.

PROPOSAL:
The application seeks planning permission for a verandah incorporating bay windows on the front elevation, a two-storey side extension, and a two-storey pitched-roof rear extension. There are also some minor external alterations proposed and a new obscure-glazed window opening on the south side elevation. It is also proposed to provide two additional car parking spaces on the driveway and a drop kerb to improve access onto the highway.

It is noted that planning permission, PL/2023/02778, was granted for two-storey side extension, single storey rear extension and a rear dormer to this dwelling in July 2023. The main differences of this current application are the omission of the front roof pitch rooflights and the full width rear dormer, and the change of the proposed rear extension from single storey with a flat roof to two storeys with a pitched roof.

The two-storey rear extension is to be faced in brick to match the host dwelling. It has a pitched roof which joins perpendicular to the ridge of the existing roof. The rear elevation will have two glazed French doors at ground level and a glazed bifold door to the north side elevation. The first

floor will have two window openings. Externally, the materials proposed are brick for walls, concrete roof tiles, and uPVC windows and doors.

POLICIES:
Legislation:
Town and Country Planning Act 1990

National Policy:
National Planning Policy Framework 2023 (NPPF)
• Paragraphs 11, 115, 131, 135.
National Planning Practice Guidance (NPPG)
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019 (NDG)

Local Policy:
Wiltshire Core Strategy (WCS)
• Core Policy 1: Settlement Strategy (CP1)
• Core Policy 2: Delivery Strategy (CP2)
• Core Policy 19: Spatial Strategy for Royal Wootton Bassett and Cricklade Community Area (CP19)
• Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
• Core Policy 60: Sustainable Transport (CP60)
• Core Policy 62: Development Impacts on the Transport Network (CP62)
• Core Policy 64: Demand Management (CP64)
Wiltshire Local Transport Plan 2011-2026 (LTP):
• Car Parking Strategy (CPS)

Neighbourhood Plan:
Purton Neighbourhood Plan – Made 2018 (PNP)
• Policy 5: Protect Key Local Landscapes
• Policy 13: Development Principles

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.

RELEVANT PLANNING HISTORY:
PL/2023/02778 - Erection of two storey side, single storey rear extension and rear dormer (Approved with conditions) July 2023.

ISSUES:
The main considerations which are material to the determination of this application are listed below:
• Principle

• Impact on the Character of the Locality
• Impact on Neighbouring Amenities
• Access and Parking

CONSULTEE RESPONSES:
The Parish Council and Wiltshire Council Highways Department were consulted on this resubmission. Neither consultees objected, but Wiltshire Council Highways Department suggested an informative be added to any approval notice.

REPRESENTATIONS:
No letters of representation were received related to this proposal.

PLANNING ASSESSMENT:
Principle:
The site is in a residential area within the large village of Purton. CP1, 2 and 19 of the WCS set out a settlement and a delivery strategy for Purton and confirm that within a large village, the principle of development is considered acceptable, subject to assessment of site-specific impacts, related policy considerations and compliance with the other policies contained within the development plan and the guidance and provisions as contained within the National Planning Policy Framework.

The principle of altering or extending facilities in association with existing residential accommodation in a large village is considered acceptable in principle subject to assessment of site-specific impacts.

Impact on the Character of the Locality:
CP57 requires a high standard of design for all new developments, including extensions, alterations, and changes of use of existing buildings. Well-designed development should create a strong sense of place, reinforce local distinctiveness, and promote community cohesiveness and social wellbeing. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features and so the design of new developments must draw on an understanding of the site itself and the local context, seeking to maximise the benefits of those characteristics and enhance the overall character of the locality. New development should integrate into its surroundings, but the proximity of poor quality or indistinct development is not a justification for standard or poor design proposals.

The design of the two-storey side extension and the front verandah were assessed as part of the previously submitted application and were, and remain to be, considered acceptable.

The two-storey rear extension will materially blend well with the host dwelling, but it does have a bulky appearance. However, the pitched roof interacts better with the host dwelling when compared to the previous scheme's full-width dormer, and this therefore is considered an improvement to the design. The two-storey extension will be minimally visible from the highway and will not have an adverse impact on the street scene.

The Parish Council were consulted and have no objection to the resubmitted proposal. It is considered the proposal is in accordance with CP57 and the Purton Neighbourhood Plan and is acceptable. However, a condition is recommended to ensure the materials used in the external construction of the development are as stated. Such a condition is considered appropriate and necessary in this instance and to meet the relevant tests.

Impact on Neighbouring Amenities:
CP57 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, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)". 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 proposed rear extension will have two glazed French doors at ground level and two windows at first floor level looking eastwards into the application site's private amenity area. There would be a degree of overlooking of immediate neighbours' amenity areas (qv 26 and 28 Upper Pavenhill) but, due to the projection of the rear extension by approx. 4.7m, it is felt that the overall impact of overlooking on neighbours would be marginally reduced.

The bi-folding doors on the north side elevation of the two-storey rear elevation will face towards the garden amenity space at No.26 Upper Pavenhill, but it is considered that the existing boundary wall would likely obstruct views into the garden and would offer sufficient privacy.

It is noted that the resubmitted proposal has included a new ground floor glazed door and first-floor window on the south side elevation. The ground floor door will look out onto a side passage beyond which lies the wall of the neighbour's garage, and the first-floor window is to be obscure glazed. It is therefore considered that these additions will not adversely impact on neighbouring amenity.

In the case officer's report for the previous application, it was identified that the two-storey side extension would decrease the degree of separation between the host dwelling and the neighbouring dwelling to the north. However, it was considered that the proposal would not lead to substantial overshadowing and would not affect the neighbour's ability to maintain their property on this side. The resubmitted proposal has not changed the design of the two-storey side extension and it is therefore still considered to have an acceptable level of impact on neighbouring amenity.

With regard to the proposed two-storey extension at the rear, it is noted that the new extension is not small in scale. However, the new extension would not project beyond the south (side) elevation of the host dwelling. In addition it would be approximately 2 metres away from the side boundary and the neighbours' garage (No. 28), and there will be some degree of separation from the northerly neighbour. Therefore it is considered that the potential overbearing impact would not be so significant to be detrimental to the amenity of the adjacent occupiers.

No letters of representation were received from neighbours that would affect consideration of the proposal. The proposal is therefore in compliance with CP57 and is acceptable. However, a

condition is recommended that permitted development rights be removed for the creation of window openings at first-floor level on the side elevations of the two-storey rear extension. Such a condition is considered appropriate and necessary in this instance and to meet the relevant tests.

Access and Parking:
Core Policy 62 of the WCS states that developments should provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages. CP64 states that the provision of car parking associated with well-designed new residential development will be based on minimum parking standards, as set out in the LTP CPS. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or residual cumulative impacts on the road network would be severe (NPPF 115).

This resubmission has not changed the access or parking arrangements included in the previously approved scheme. It continues to include the creation of two additional front driveway parking spaces and a dropped kerb onto the highway. It was, and continues to be, considered that the proposal would not result in an unacceptable impact on highway safety and that there will be sufficient parking provision relative to the number of bedrooms to be contained within the dwelling.

The Council's Highways Engineer was consulted on this resubmission, as were they on the initial application, and had no objection to the details of this resubmitted proposal. However, they advised that the applicant must obtain a license from Wiltshire Council's Highway Authority to carry out works for dropping the kerb. An informative to this effect will be added to any approval notice.

The proposal is considered in accordance with CP60, CP62 and CP64 and can be supported.

CONCLUSION:
The proposal is not considered to conflict with the statutory requirements, the national and local planning policies nor the Purton Neighbourhood Plan. The proposal would not result in significant harmful impacts to the residential character of the locality, to residential amenity or highway safety. The proposal can be supported.

It is recommended that the application should be permitted subject to relevant conditions.

Conditions: (5)

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:

Proposed and Existing Elevations and Proposed Floor Plans. 0011. Received: 12 December 2023.

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

3 The development hereby permitted shall be carried out as an alternative to the permission granted on 31 July 2023 for the erection of two storey side, single storey rear extension and rear dormer at 27 Upper Pavenhill, Purton, Swindon, SN5 4DQ, (PL/2023/02778), but not in addition to it, to the intent that applicant may carry out one of the developments permitted but not both, nor parts of both developments.

REASON: To prevent an unsatisfactory mix of development and over-development of the site.

4 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 stated in the approved plans.

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

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the side elevations at first-floor level of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

Informatives: (4)

6 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.

7 The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at http://wiltshire.gov.uk/highways-streets to make an application.

8 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.

9 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.