CASE OFFICER'S REPORT

Application Reference:	PL/2023/11111
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	31 January 2024
Case officer:	Selina (Nina) Parker-Miles

Site Address:	2 Pound Farm Close, Hilperton Marsh, Trowbridge, BA14 7PZ
Proposal:	Extension over existing dining room to form master bedroom.
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to a detached dwelling, 2 Pound Farm Close, located within a small cul-de-sac in Hilperton Marsh near Trowbridge. The host dwelling benefits from an off-road parking area and detached garage. The properties within the small cul-de-sac are detached properties all similar in style and materiality. The host dwelling lies to the west of two Grade II listed properties, Pound Farmhouse and 3 Horse Road.

This application is seeking permission for a first floor extension over the existing single storey dining room extension. The works would facilitate an extended master bedroom with en-suite and dressing room.

Policies

National Context:
National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:
Wiltshire Core Strategy (WCS) adopted 2015
CP2 Delivery Strategy
CP29 – Spatial Strategy for the Trowbridge Community Area
CP57 - Ensuring High Quality Design and Place Shaping
CP58 - Ensuring the Conservation of the Historic Environment
Hilperton Neighbourhood Development Plan 2017-2026 Made November 2018

Key Issues

Principle of Development
Design and Visual Impact
Impact on the Setting of the Listed Buildings nearby
Neighbouring Amenity

Relevant Planning History
W/81/00321/HIS Outline residential development including necessary educational and other social provisions - Refuse
W/85/00298/OUT Conversion of barn to dwelling - Approve with conditions
W/85/01238/OUT Four detached dwellings with integral garages - Refuse
W/86/01614/REM One dwelling and double garage - Approve with conditions
W/86/01615/REM Two dwellings with single garages - Approve with conditions
W/92/00387/FUL Detached house and double garage - Approve with conditions
16/00842/FUL Extension to existing ground floor reception room - Approve with conditions

Consultation Responses
Wiltshire Council Archaeology - No objection
Hilperton Parish Council - No comment received as of 07.02.2024

Representations
Consultation consisted of advertisement by site notice and neighbour notification. No representation letters were received. Officers acknowledge that the applicant is affiliated with the Local Planning Authority and are cognisant that had there been any objections from interested parties the scheme would have had to be decided by the Western Area Planning Committee in accordance with the Council's Adopted Scheme of Delegation at Part 3D(3). In this case, no objections have been received and therefore the application is able to be decided under delegated powers.

Planning Considerations and 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.

Principle of Development
The proposed development comprises an extension to an existing residential property set in an established residential curtilage within the settlement boundary of Trowbridge. The proposed extension is wholly within the residential curtilage and as such the principle of development is acceptable subject to the following considerations.

Design and Visual Impact
Core Policy 57 requires a high standard of design in all new developments, of particular relevance to householder extensions is paragraph (iii) which requires 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.

The applicant seeks to extend over the footprint of the existing single storey extension that is positioned on the front north elevation of the host dwelling. The extension would employ a pitched

roof form at a height of 6.5m that would be subservient to the ridge height of the host dwelling, to act as a subservient addition. The applicant seeks to insert a high level feature stone window on the front north elevation that would not be glazed and on the east side elevation a first floor window would be inserted, and on the east elevation of the host dwelling at first floor a glazed window would be inserted to serve the proposed bathroom.



Existing (left) and proposed (right) front elevation



Existing (left) and proposed (right) east side elevation

The raising of the height of the existing extension, that is positioned on the front facing north elevation of the host dwelling, would in part interrupt the symmetry of the front façade of the host dwelling, and would be at odds with the prevailing character of the dwellings located within the cul-de-sac. However, officers conclude that the existing extension already disrupts the symmetry of the front façade and the proposed first floor extension, with an increased ridge height, would create architectural interest, and in this instance, officers consider that the increase in ridge height is acceptable.



Front elevation of the host dwelling viewed from Horse Road

The use of matching materials (buff coloured reconstituted stone under concrete roof tiles) with matching white UPVC fenestration would ensure the proposal would integrate into the surrounding setting and existing street scene. It is considered that the extension would by virtue of its height, scale and design constitute an acceptable addition to the host dwelling that would appear commensurate to the size of the property and plot. The development would therefore comply with Policy CP57 of the WCS.

Impact on the setting of the listed buildings nearby

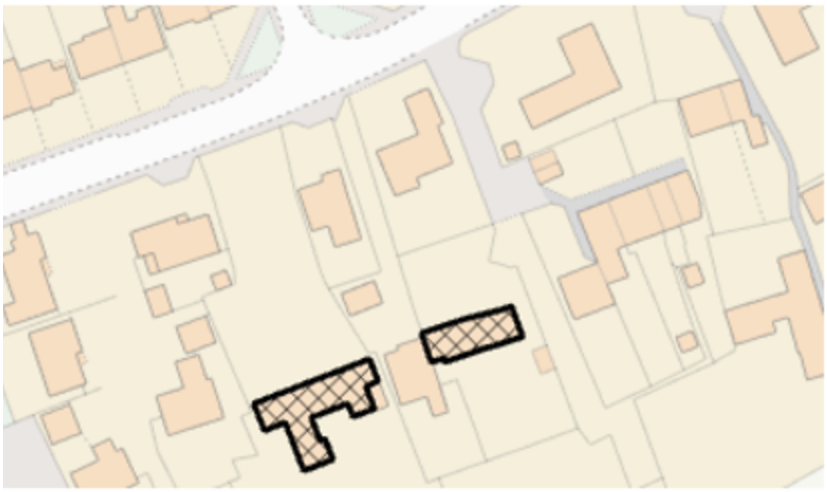
Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 207-209 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved.

Paragraph 209 requires that local planning authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets, and of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance provides guidance on interpreting the NPPF. The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance".

NPPF paragraph 200 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance.

The host dwelling is located immediately west of the Grade II listed Pound Farmhouse and beyond that lies the Grade II listed 3 Horse Road. The listed buildings are accessed via long private drives from Horse Road, set back from the public highway and not readily visible from the public realm, as illustrated by the map insert below (the listed buildings are hatched in black)



Officers have appraised the impact of the proposed works and raise no concerns in relation to any adverse impacts on the listed buildings and their setting, given the limited extent of the proposed works, contained within the built envelope of the application site, with generous separation distances to the heritage assets. It is assessed that the development proposal would cause no harm to the significance of the listed buildings or their settings. The development therefore complies with Core Policies, 57 and 58 of the Core Strategy and Paragraph 200 and 203 of the NPPF.

Impact on Neighbouring Amenity

Core Policy 57 of The WCS states that applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through having 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, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

All windows proposed would look out over the applicant's private garden to the east, side elevation (the first floor window serving the bathroom would be conditioned to be obscure glazed) and given the separation distance to the adjacent neighbour, Pound Farmhouse, no overlooking concerns are raised.

It is acknowledged that there would be an additional mass at first floor on the north elevation which has the potential to introduce overbearing and overshadowing to the neighbouring occupiers. However given the detached nature of the host dwelling, set centrally within its detached plot, and separation distances to the adjacent dwellings, it is considered that no adverse overbearing or overshadowing impacts would be introduced.

Given the scale of the development proposal, it is considered that the proposed extensions would not result in unacceptable loss of light, overlooking, overshadowing and would not have an overbearing impact upon neighbouring properties. For these reasons, the development proposals would comply with Policy CP57 of the adopted Wiltshire Core Strategy.

RECOMMENDATION: Approve with conditions

Conditions: (2)

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:
Location Plan DWG POU-SLA-01-XX-DR-A-0001 Rev A - Received 21.12.2023
Site Plan DWG POU-SLA-01-XX-DR-A-0005 Rev A - Received 21.12.2023
Existing Floor Plans DWG POU-SLA-01-XX-DR-A-0010 Rev B - Received 16.01.2024
Existing Elevations DWG POU-SLA-01-XX-DR-A-0020 Rev B - Received 16.01.2024
Proposed Floor Plans DWG POU-SLA-01-XX-DR-A-0030 Rev B - Received 16.01.2024
Proposed Elevations DWG POU-SLA-01-XX-DR-A-0040 Rev B - Received 16.01.2024

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