CASE OFFICER'S REPORT

Application Reference:	PL/2023/10290
Application Type:	Householder planning permission
Consultation ends:	1st January 2024
Case officer:	Stefan Galyas

Site Address:	29 Templars Firs, Royal Wotton Bassett, Swindon, SN4 7EW
Proposal:	A single storey rear extension to create a Dining and Family area, a Utility room and a W.C.
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The site comprises a two-storey, mid-terrace dwelling with a pitched roof set to the eastern side of the cul-de-sac. The existing property comprises red facing brick, a brown concrete tiled roof, white uPVC windows and doors. The site is linear in plot form and is located to the northwest of the historic route of the Wiltshire and Berkshire Canal. The locality is made up of estate-style dwellings of traditional design to the southern periphery of Royal Wootton Bassett.

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

In 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 use a flat-roofed design and external materials would comprise red-facing brick, a single-ply flat roof membrane with a parapet, white uPVC windows and doors. The proposed extension would be 6.6m in length, 5.9m in width and would measure at 2.8m high.

POLICIES:
Local Context:
Wiltshire Core Strategy (WCS) Adopted 2015
Core Policy 1 – Settlement Strategy
Core Policy 2 – Delivery Strategy
Core Policy 19 – Royal Wootton Bassett Settlement Strategy
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 Design
- Neighbouring Amenities

RELEVANT PLANNING HISTORY:

There is no recent history of planning applications relating to the site.

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 Design:

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.

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.

Other dwellings along the terrace and on the eastern side of the road appear to have extended in varying forms and designs at ground floor level. These existing rear extensions are limited in how far they project out from each dwelling’s respective rear elevations.

The proposal would use a flat-roofed design with a parapet to the edges. It is considered that the extension would be of a visually subservient appearance to the host dwelling and that the use of red-facing brick to the exterior walls would likely help assimilate the extension to its surroundings.

In light of the above, the proposal would not conflict with the provisions of Core Policy 57 of the WCS, 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 extension was reduced in size from the original proposal from 8m to 6.6m in length. The reduction in size and scale is considered to ease the impact of the proposal on the neighbouring properties. There would be a slight offset from the neighbouring property immediately to the north at No.28 Templar Firs of around 0.7m. There would be a high-level, side elevation window positioned to the extension's northern elevation. The window would serve a W.C. and would be set at a high level and would likely be used to serve additional light into the room. Further revisions in size and scale were sought after in order to reduce the proposal's impact on the adjacent neighbouring occupiers. The extension's height was reduced from 3m to 2.8m to mitigate the overall bulk and scale of the proposal.

While the proposal would be sited directly adjacent to the shared boundary with the property at No.30 to the south, it is considered that the limited size and scale of the proposed development would not give rise to an unacceptable overbearing impact on the neighbouring occupiers.

Accordingly, the proposal is not considered to result in an overbearing, overlooking, loss of privacy or polluting impact on the adjacent neighbouring occupiers.

CONCLUSION:
The proposed development is considered acceptable and in accordance with Core Policies 1, 2, 19, 51 and 57 of the Wiltshire Core Strategy, Policy 7 of the Royal Wootton Bassett Neighbourhood Plan and the relevant paragraphs of the NPPF.

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:

038-101 B
Received 24/01/24

Block Plan Rev A

Received 11/01/24

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)

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.

5 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.

6 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.