CASE OFFICER'S REPORT

Application Reference:	PL/2023/11041
Application Type:	Householder planning permission
Site Inspection:	04 January 2024
Consultation ends:	18 January 2024
Case officer:	Brook Bishop

Site Address:	The Workshop, Thornhill, Royal Wotton Bassett, SN4 7RX
Proposal:	Proposed addition of First floor to existing bungalow
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site is a single storey dwelling of roughly square plan with a central front porch. It is externally faced in red brick and has a pitched roof.

At present, the site sits within a yard with little landscaping. To the north there are agricultural or equestrian buildings in a separate yard screened by hedges. To the east are two-storey semi-detached dwellings, separated from the application site by the main road running north-south. To the south there is a workshop facing and sharing access with the application site. To the west runs a small river, banked by corrugated iron sheets and a line of trees, beyond which there lies agricultural land and dwellings over 150m away.

The site lies within Thornhill, a rural area located in the parish of Broad Town, which does not have a defined settlement boundary. As such, the site is in open countryside for planning purposes. The site is within the Broad Town Neighbourhood Area and is within Flood Zone 2 and 3. The site is not subject to any other sensitive or special land-use designations.

PROPOSAL:
The application seeks planning permission for the addition of a first-floor level to an existing single-storey dwelling. The proposed first floor will be incorporate a pitched roof at no greater angle than the existing and it will be faced in brick to match the exterior of the ground floor.

At the new first-floor level, the front elevation will have three windows, the west side elevation will have a window and Juliet balcony, the rear will have two windows, and the east side will have one roughly central window. There are some alterations to existing openings at ground level, most notably the widening of the rear to incorporate glazed bifold doors.

POLICIES:
Legislation:
Town and Country Planning Act 1990

National Policy:
National Planning Policy Framework – December 2023 (NPPF)
• Paragraphs 11, 131, 135, 173, 174.

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 & Space Shaping (CP57)
• Core Policy 60: Sustainable Transport (CP60)
• Core Policy 62: Development Impacts on the Transport Network (CP62)
• Core Policy 64: Demand Management (CP64)
• Core Policy 67: Flood Risk (CP67)
Wiltshire Local Transport Plan 2011-2026 (LTP):
• Car Parking Strategy (CPS)

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:
N79/0946/OL – Colt Cedarwood Bungalow (Refused)
00/00894/FUL – Construction of Store/Shelter (Approved with conditions 11/10/2000)
N/04/03507/FUL – GARAGE/STORE/SHELTER (UNDER CONSTRUCTION) (Approve with conditions 21/09/2005)
18/03195/CLE – Certificate of Lawfulness for the independent residential use of ‘The Workshop’ (Certificate issued 05/04/2018)
20/03238/FUL - Erection of detached garage and provision of new porch. (Approved with conditions 06/08/2020)

ISSUES:
The main considerations which are material to the determination of this application are listed below:
• Principle
• Impact on Local Character and Appearance
• Impact on Neighbouring Amenities
• Access and Parking
• Flood Risk

CONSULTEE RESPONSES:
The Broad Town Parish Council and Wiltshire Council’s Highways Authority and Drainage Engineers were consulted on this application.

• Parish Council – no objection.
• Highways – no objection, subject to conditions.
• Drainage – no comment.

RESPRESENTATIONS:
One anonymous letter of representation was received from a member of the public. However, in line with the Council's Statement of Community Involvement, anonymous comments cannot be taken into consideration.

PLANNING ASSESSMENT:
Principle:
The principle of providing and extending facilities in association with existing residential accommodation is considered acceptable in principle and in accordance with policies CP1, CP2 and CP57 of the adopted Wiltshire Core Strategy, 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. Therefore, residential extensions/alterations such as the proposed are acceptable in principle subject to there being no adverse impacts.

Impact on Local Character and Appearance:
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 proposal is for the addition of a first-floor level to the existing single-storey dwelling. It will have a pitched roof covered with tiles to match the existing pitched roof materially and in form, and the exterior walls are to be faced in red brick to match the ground floor. Windows and doors are to be UPVC, matching the materiality of those already used in the site.

As noted in the site description, there are a mix of building forms and styles in Thornhill. To the east of the application site there are two semi-detached two-storey dwellings set back from the road. To the south of the site there is a long yard containing a workshop followed by a group of single-storey dwellings either side of the road. There does not appear to be a coherent architectural style to the area, the overall character of the built environment here is an eclectic one and the setting remains rural.

The design of the proposed first-floor is considered to integrate well with the existing dwelling in its materials and form. The creation of a two-storey dwelling at this location is not felt to be significantly harmful to the local character in this case, as there is a degree of separation between this site and the other single-storey dwellings to the south and its immediate neighbours to the

east are of two storeys. The proposed materials of brick for external surfaces, tiles, and UPVC windows and doors are materials found throughout the area. Whilst the colour of the red bricks of the external surfaces is not already found within the locality, it is already found on the existing dwelling and would add to the variety of colours and textures found within the locality.

The proposal is not considered to have an adverse impact on the character and appearance of the host dwelling or the locality and is therefore found in accordance with CP57 and can be supported. However, a condition is recommended to ensure that the proposed materials are as stated and can be added to any approval notice. 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.

There are neighbouring dwellings immediately east of the application site, separated by the main road. To the southeast there is a workshop and beyond that there is a single storey dwelling approximately 60m away. There are other dwellings in the area, but they are well screened from the application site or some distance away. The semi-detached dwellings to the east are most likely to become overlooked or overshadowed by the proposed development and the impact upon them has therefore been carefully assessed.

It is noted that there is a window on the east elevation which would directly overlook these dwellings, however this window will serve a bathroom and it is understood from the applicant's agent that this to be obscure glazed. It is acknowledged that the plans do not show this and therefore, for the avoidance of doubt, a condition to this effect is recommended.

Additionally, the additional windows at first-floor level on the front elevation may overlook the front amenity area of the dwellings to the east and the workshop and dwellings to the southeast. However, the impact is not considered to be significantly harmful as the front amenity areas of the dwellings to the east are already visible within the public realm. Furthermore, the workshop to the southeast is already visible from the site and the dwelling beyond that is approximately 60m away which is considered to make any impact on privacy minimal.

With regards to the potential loss of light, the dwellings to the east will experience some degree of overshadowing during later daylight hours. However, the degree of separation created by the road, the layout of the neighbouring dwellings being set back, and the screening created by some tall foliage mean that the level of any overshadowing or loss of light would not be significantly harmful so as to justify a reason for refusal.

The proposal is not considered to have significant harmful impacts on residential amenity and is therefore found in accordance with CP57 and can be supported. However, a condition is recommended, for the avoidance of doubt, that the window to the east elevation be obscurely

glazed. 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).

The application proposes no increase or reduction in the bedroom quantum for the dwelling, the bedrooms will simply be enlarged and provided at first-floor level. However, all new development, where appropriate, is expected to comply with the Council's adopted minimum parking standards which states that a four-bedroom dwelling should have capacity to accommodate up to three vehicles within its residential curtilage.

The Council's Highways Engineer was consulted on the application and made no objection to the proposal. However, as the proposal does not include details for parking provision or access arrangements, they recommended two conditions be attached to any approval notice to ensure adequate parking provision and safe access is provide prior to occupation of the development. Such conditions are considered appropriate and necessary in this instance and to meet the relevant tests.

As the site has existing access and the residential curtilage is capable of accommodating up to three vehicles, the proposal is not considered to be contrary to CP62, CP64 or standards set out in the LTP and can be supported subject to relevant conditions.

Flood Risk:
CP67 requires that all new development includes adequate flood mitigation measures, to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground unless site or environmental conditions make these measures unsuitable.

The site is within Flood Zone 2 and 3 and, therefore, the Council's Drainage Engineer were invited to comment on this aspect of the proposal but did not provide comments. The applicant provided an FRA as required for all minor development within Flood Zone 2 and 3.

The proposal involves the addition of a first-floor level to the existing single-storey dwelling. As such, there will be no increase in the footprint of the building and floor levels will not be lower than existing as part of the proposed development. There will also be no increase in the size of the roof surface. The applicant's FRA also states that a minor increase in floor level is proposed.

It is considered that the proposal incorporates adequate flood mitigation by maintaining existing floor levels and not increasing the footprint of the existing building. It is therefore found in accordance with CP67.

CONCLUSION:
The proposal is not considered to conflict with the statutory requirements, the national and local planning policies. The proposal would not result in significant harmful impacts to the rural character of the locality nor to neighbouring amenity. The proposal can be supported.

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

Conditions: (6)

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. Received: 19 December 2023.
Existing and Proposed Elevations and Floor Plans (With Proposed Block Plan). 3393/1. Received: 19 December 2023.
Flood Risk Assessment. Received: 19 December 2023.
Householder FRA. Received: 3 January 2024.

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 stated in the approved plans.

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

4 The window at first-floor level on the east elevation shall be glazed with obscure glass only and fixed with a ventilation stay restricting the opening of the window prior to the first occupation of the development hereby permitted and shall be maintained as such in perpetuity thereafter.

REASON: In the interests of residential amenity and privacy.

5 No part of the development hereby permitted shall be first brought into use until means/works have been implemented so that the access, turning area and parking spaces for 3 cars have been provided to ensure cars enter and exit the highway in forward gear. The areas shall be maintained for those purposes at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

6 The development hereby permitted shall not be first brought into use until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

Informatives: (2)

7 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.

8 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.