DELEGATED REPORT

Application Reference:	PL/2023/09292
Application Type:	House Holder Planning permission
Site Address:	4 Erneston Crescent, Corsham, SN13 9DH
Proposal:	Rear single storey rear extension with internal alterations.
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The proposal is a single storey rear extension with a flat roof. The extension replaces in part and existing conservatory to the west side at the rear. The chosen materials are of stone-faced block to match the existing dwelling with a flat roof and two pyramid style roof lanterns, windows and doors are proposed in white uPVC to match the existing.

The extension is for accommodation to the existing dwelling to provide a larger kitchen dining living area at the rear of the property with patio doors to the rear garden. Proposed internal alterations are to form the existing sitting room to a bedroom. The existing side kitchen door to the east side elevation will be filled in with a window added to the proposed ground floor shower room, the existing rear personal doorway to the garage will be realigned from a corner site to the rear elevation with the rear east of the garage extended under the existing roof slope to allow the change to the doorway.

The extension is across the width of the rear elevation of the house and part of the rear garage elevation, measuring approximately 7.4 metres in width. The extension has a stepped in rear elevation with the first section in place of an existing conservatory which is approximately 3.2 metres deep the extension then projects to the rear by another 1.5 of a metre to its maximum depth of 4.7 metres. The west side elevation is set in approximately 1 metre from the west side boundary.

The height to the flat roof is approximately 2.8 metres there are two rooflights proposed to the new roof, one is approximately 1.1 metres in from the east side over the shorter element of the extension the second is located centrally within the deeper section of the extension.

A revised proposed block plan 1:500 Scale was received during the life of the application.

SITE DESCRIPTION/CONTEXT

The property known as 4 Erneston Crescent is a three bedroom semi-detached dwelling within a cul-de-sac to the southwest of the Town centre of Corsham. Corsham defined as the principal settlement of the Corsham community Area as defined within the WCS.

The property has bath stone elevations with a hipped roof in slate tiles and has replacement double glazed white plastic windows and doors, the property is of circa 1930 character. There is off-street parking to the front driveway for approximately three cars and a single garage extension to the side. The rear garden is enclosed by timber fencing to the sides and a mature hedge to the rear boundary which is to the public footpath Corm 64.

The property is not listed and the site is outside of the Corsham Conservation Area (the boundary of which lies some 45m to the south west. There are no other policy designations covering the application site.

PLANNING HISTORY

90/00952/FUL – Extension Approved with conditions

03/00237/FUL – Conservatory – Approved with conditions

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 11: Spatial Strategy for Corsham Community Area

Corsham Neighbourhood Plan

HE 1: Ensuring Good Quality Design
HE 2: Innovative Design

National Planning Policy Framework 2023 (NPPF)
Section 2: Achieving sustainable development
Section 5: Delivering a sufficient supply of homes
Section 6 Building a strong, competitive economy
Section 12: Achieving well designed and beautiful places

ISSUES

- Principle of Development
- Scale and Design
- Residential Amenity
- Access and Parking
- Footpath

CONSULTATION

Corsham Town Council – No objection.

Council Archaeologist – No comment.

REPRESENTATIONS

The application was publicised by direct neighbour letter. No representations have been received.

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. The National Planning Policy Framework (NPPF) is a key material planning consideration. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

Principle of Development

Decisions on planning applications are made in accordance with the policies contained in the Wiltshire Core Strategy and government guidance.

The principle of domestic extensions, alterations and/or outbuildings within the curtilage of existing dwellings is considered acceptable, providing those proposals are complaint with the requirements of relevant policies within the development plan.

Scale and design

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. Sections 12 of the NPPF expects a good standard of design.

Policy HE1 and HE2 within the Corsham Neighbourhood Plan identifies that all new development within the Corsham neighbourhood plan area must demonstrate good quality design. Which responds and integrates with local surroundings, landscape context as well as the existing built environment.

Good design helps to provide a sense of place, creates or reinforced 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 extension is of single storey and uses stone faced block to match the existing elevations. The extension is to the rear (south) enclosed gardens of the property and projects approximately 4.7 metres beyond the existing rear elevation of the house. The flat roof design includes two shallow roof light lanterns, the flat roof design is a contrast to the existing property but is considered appropriate for a single storey rear extension in this context.

In terms of scale, design, materials and siting the proposal is considered to be in keeping with the host property and the setting of the surrounding area in accordance with CP 57 and within the aims of the Corsham Neighbourhood Plan HE1 and HE 2.

Residential amenity

Core Policy 57 states that development should have 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. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

The neighbouring property most sensitive to the proposal is no. 3 Erneston Crescent the attached property to the west boundary. There is an existing conservatory to the common boundary with no. 3 Erneston Crescent, which projects approximately 3.2 metres along the boundary, the extension will be of faced block to the boundary which is a similar relationship to the existing situation. The proposed extension is approximately 2.8 metres to the top of the flat roof, the existing conservatory has a maximum height of approximately 3.3 metres and is approximately 2.7 metres at the eaves closest to the boundary. The lantern to the flat roof has a further height of approximately 450 mm and is set in from the boundary by approximately 1.1 metres.

Due to the height and depth of the single storey extension with a flat roof to the boundary which is east of the neighbouring property, where the properties have south facing gardens in excess of 20 metres, the proposal is considered not to cause unacceptable impacts to neighbouring occupants from overbearing, overlooking or overshadowing.

The boundary to the east with the detached neighbouring property known as no. 5 Erneston Crescent has the side elevation of a single storey extension for approximately 7 metres of the length of the common boundary. Due to the existing extension forming the boundary there is considered to be no impacts to the occupiers of no. 5 Erneston Crescent from the proposal.

Given the scale, siting and design of the proposal there are considered to be no unacceptable impacts to neighbouring occupiers from overshadowing, overbearing or overlooking. In terms of amenity the proposal is found to be in accordance with CP 57 of the WCS.

Access and parking

Wiltshire Core Strategy policy CP61 states that new development should be capable of being served by safe access to the highway network. Core Policy 64, states that provision of parking associated with new residential development will be based on minimum parking standards

The proposal is for the extension of a three-bedroom house at ground floor to provide accommodation of kitchen, living and dining room. Internal alterations show the existing kitchen to become a utility room and shower room. The existing front sitting room is to become a bedroom. This would raise the bedroom accommodation of the property to a four-bedroom dwelling.

Wiltshire Highway Standards would require a four-bedroom dwelling to have off street parking for three vehicles. The property has a single garage and driveway parking for in excess of two cars.

The proposal will meet with the required parking arrangements and there is no alteration to the highway access and is considered to be in accordance with CP 61 and CP 64 of the WCS.

Footpath

Footpath no. Corm 64 runs parallel to the rear boundary of no.s 1 – 7 Erneston Crescent. The rear boundary is of a fence and established hedge approximately 2.5 metres high. The footpath is to the rear of the garden of the property and runs to the rear of properties to the south of Erneston Crescent and beyond from Beechfield Road (west) to Paul Street (east). The extension will end approximately 20 metres from the boundary and the footpath. The proposal is not visible from the footpath and there are considered to be no impacts to the PRW Corm 64 from the proposed development.

CONCLUSION

The proposed development is considered to be acceptable in principle. The design represents the standards expected and does not pose any harmful visual impacts or unacceptable impacts to the existing amenities of neighbouring occupiers. The parking and vehicle access arrangements are in accordance with Wiltshire Highways. Considering the above it is found that the application is acceptable with regard to Core Policies CP 57, CP 61 and CP 64 of the adopted Wiltshire Core Strategy and HE 1 and HE 2 to the Corsham Neighbourhood Plan. In the absence of any material considerations indicating otherwise, planning permission should be granted.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

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:

   Site Location Plan 1:1250 Scale
   Drawing no. 0115/23A - Existing Elevations and Floor Plans 1:50 Scale – both received 31st October 2023.
   Drawing no. 0115/23B - Proposed Block Plan 1:500 Scale and Proposed Elevations and Floor Plans 1:50 Scale – received 19th January 2023.

   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 approved drawings and application form.

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

INFORMATIVES

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.