DELEGATED REPORT

Application Reference:	PL/2023/10076
Application Type:	House Holder Planning permission
Site Address:	3 Cottlemead, Corsham, SN13 9UP
Proposal:	Placement of permanent base and erection of mobility scooter storage shed
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The proposal is to site a timber mobility Scooter Shed. The materials for the building are horizontal timber boards with a felt roof. There is a door to the front elevation and a second door to the side. The front elevation is approximately 1.5 metres in width, the side elevation is approximately 1.8 metres, the side door is positioned centrally in the side and is approximately 800 mm in width. The height of the building is approximately 2 metres with a lean-to roof the eaves are approximately 1.8 metres.

The building is proposed to be sited to the front garden close to the northwest front boundary with no. 4 Cottlemead which is of a conifer hedge approximately 2 metres in height.

A concrete base will be prepared for the shed and existing paving slabs will be reset to allow better access.

SITE DESCRIPTION/CONTEXT

The property known as 3 Cottlemead is a single storey end terrace property set within a cul-de-sac within a residential area to the southwest of the Town centre of Corsham. Corsham is defined as the principal settlement of the Corsham community Area as defined within the WCS.

The property has red brick elevations with a concrete tiled roof and pedestrian access from the cul-de-sac and parking area along a footpath that runs to the front gardens of the terrace of 1-3 Cottlemead. There is allocated off street parking spaces.

There are no other designations upon the property.

PLANNING HISTORY

81/01540/F – 32 Dwellings – Approved
81/0888/F – Residential development – 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

CONSULTATION

Corsham Town Council – no objection.

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 proposal is for a detached timber building with a lean-to roof in covered in roofing felt sited to the front garden of the property. The building is approximately 1.5 metre wide by 1.8 metres in length, the roof is a pent style with the height of the eaves at approximately 1.8 with a maximum height to 2 metres.

The building is to be positioned against an established conifer hedge to the northwest front garden boundary and sited approximately 3.5 metres in from the southwest side boundary and 2 metres in from the northeast side boundary. The shed is to the front access path of the property approximately 4 metres from the front elevation of no. 3 Cottlemead but is contained wholly within the front private garden.

The building is of timber and of modest scale in keeping with the setting of the front garden and the dwelling. Due to the location of the property along a path and the neighbouring hedge to the north the building is considered not be very prominent in the street scene. The front garden is paved and a base will be created to site the building upon it and provide level access.

The Corsham Town Council has no objection to the proposal.

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. 2 Cottlemead the attached property to the west boundary.

The building is of approximately 1.5 metres by 1.8 metres and 2 metres in height, it is located approximately 2 metres from the common boundary with no. 2 Cottlemead to the northeast.

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.

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. Considering the above it is found that the application is acceptable with regard to Core Policies CP 57 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 - received 21st November 2023

   Block Plan 1:200 Scale - received 13th December 2023

   Proposed floor plans and elevation – received 21st November 2023

   Manufacturers details – received 21st November 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.

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.