DELEGATED REPORT

Application Reference:	PL/2023/08573
Application Type:	House Holder Planning permission
Site Address:	The Old Granary, Grittleton, SN14 6AE
Proposal:	First Floor Side Extension, Replace 3 no. existing doors with windows. New front wall and door to ground floor.
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application proposes a first-floor extension above existing ground floor utility room and attached single garage. The first-floor extension will provide a master bedroom above the garage and a dressing room with en-suite above the utility room.

At ground floor a new front wall is proposed to the front of the existing utility room to form an entrance porch front door. The wall will extend the existing ground floor element so that the new front elevation with entrance doorway will be flush with the front elevation of the garage. This front elevation is then raised to form the front elevation above for the first floor.

The agent has confirmed in an email that the roof of the proposed first floor extension is to be of clay double roman tiles to match those on the existing part of the dwelling, there are slates to the full height two-storey element of the dwelling.

The elevations will be in stone to match the existing elevations at ground floor with horizontal timber cladding in brown to match existing timber finishes at the property. Windows and doors are to be in brown painted frames to match the existing.

External alterations are proposed to the front elevation at ground floor to fill in three sets of full height glazed doors with windows, the section below window cills will to be filled with vertical timber cladding to match the existing window arrangement at the rear ground floor to the kitchen window.

The proposed first floor extension will be the width of the ground floor which is approximately 7.3 metres from the first floor level of the house to the north boundary and approximately 6.3 metres in depth which is the depth of the existing garage. The height to the ridge is proposed at approximately 6.4 metres extending level with the existing ridgeline to which the first floor is to be attached. The extension eaves will be approximately 4.5 metres in line with the existing eaves level of the rear elevation, the front eaves will be approximately 4.7 metres in height. The first-floor extension is level with and above the front elevation of the garage and continues to meet the north side of the house filling in the existing step back in the ground floor elevation which is the front elevation to the utility room.

Revised plans have been received during the life of the application to show three doors infilled with windows with timber cladding below in place of previously proposed stone infill below the windows.

The proposed windows have been confirmed as brown painted windows on revised plan and revised design and access statement as previously stated to be grey.

The agent has also confirmed by email material details for the roof tiles proposed as double roman clay to match the existing one and a half storey element of the property and the use of vertical timber cladding below the three proposed ground floor windows which replace doors. The horizontal timber cladding is to be brown to match existing brown cladding.

SITE DESCRIPTION/CONTEXT

The property known as The Old Granary, is a semi-detached dwelling converted from a complex of former farm buildings, there are four properties within the site served by a driveway from the main road. The former farmhouse to the site is opposite the The Old Granary and is known as East Foscote Farm. The Old Granary is attached to the property known as East Foscote House, the properties are located approximately 1 km east of the village of Grittleton and surrounded by countryside. Grittleton is a village with no framework boundary within the Chippenham Community Area.

The property has four bedrooms and a private rear garden extending to approximately 40 metres, the front garden is approximately 12 metres deep and has vehicle access and driveway parking for in excess of three vehicles and there is a single attached garage. The boundaries of the property are enclosed by dry stone walls.

The property has several roof levels, the higher two storey roof element has slate tiles, the lower roofs are double roman clay tiles. The property is two storey with a one and half story to the north side with a further single storey to the side which extends to the front elevation over ground floor accommodation at the front. The single storey garage with pitched roof in double roman clay tiles is attached to the house by the single storey utility room. The lower clay tiled roof has a ridge height approximately 1.4 metres lower than the slate covered two storey element, the first floor is within the roofspace, the eaves are dropped at the rear but to the front the roof extends to ground floor eaves height forming a long front roofslope which projects to be level and merge with the single storey front lean-to roof of clay tiles across the front elevation of the full two storey part of the dwelling.

The site is within the Cotswold National Landscape (CNL formerly Cotswold Area of Outstanding Natural Beauty (AONB)).

The driveway to the properties lies between Littlecote Farmhouse and the semi-detached barns of The Old Granary and East Fostcote House and serves two barns to the north known as The Byre north of proposal site and Long Byre to the northeast.

There is a listed building approximately 100 metres west known as Crowdown (GD II), which is set to the same side of the road beyond the neighbouring property immediately west known as Littlecote Farmhouse which is not listed. Due to the distance of the listed building from the proposal and the intervening dwelling and grounds of Littlecote Farmhouse there is considered to be no impact to the listed building which would require consideration in terms of the preserving the significance of the listed building.

PLANNING HISTORY

94/00834/FUL – Conversion of barn/stable range and cow byre to form 3 no. dwellings – Approved with Conditions

97/02281/S73 – Convert existing agricultural buildings to form four dwellings -approve with conditions.

97/00337/F – Convert existing agricultural buildings to four dwellings – Approve with conditions

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 10: Spatial Strategy for Chippenham Community Area
Core Policy 50: Biodiversity and Geodiversity
Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 61: Transport and Development
Core Policy 64: Demand Management

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
Section 15: Conserving and enhancing the natural environment

ISSUES

- Principle of Development
- Scale and design
- Landscape and visual impacts – including impact on CNL (foremerly AONB)
- Residential amenity
- Access and parking

CONSULTATION

Grittleton Parish Council – no objection – providing

REPRESENTATIONS

The application was publicised by individual neighbour letter no representations were 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.

The proposal is for a first floor above existing ground floor accommodation, the design extends in line with the existing lower roof line of the property and uses clay tiles to match the existing lower roof of the house with timber horizontal cladding to the first floor elevations at the front, rear and north gable side. The horizontal cladding is a new elevation feature material to the property and will be brown stained to match the existing brown timber at the property in the doors and window frames. There is an area of existing vertical cladding seen below the rear ground floor kitchen window. The use of the cladding is considered to be acceptable and in character with the property.

The proposed extension is a first floor contained within the existing footprint of the dwelling and is subservient to the north side two storey of the property, the siting, scale, design and materials are considered to be acceptable and within the style of the original dwelling. Neighbouring properties are of individual characteristic barn conversions and have benefited from individual extensions.

For the above reasons the proposal is considered to be in keeping with the host dwelling and the character of immediate development of dwellings. It is to an elevation contained within the development of properties and is considered to integrate sufficiently within the area in general.

The external alterations to infill three sets of doors with brown finished wood windows with timber cladding to the lower infill section of matching vertical boarding used to the rear kitchen window of the property, while a change is to the original principle elevation, it is ground floor and within the front private gardens, the original openings are still clearly defined, with no other designations upon the building the alterations are considered to be acceptable.

The proposals are found to be in accordance with CP 57 of the WCS, in terms of design, scale, siting, and materials.

Landscape and visual impacts – including impact on CNL formerly AONB.

Core Policy 51 states that development should protect, conserve and where possible, enhance the landscape character. Section 15 of the NPPF expects decisions to ensure the protection and enhancement of valued landscapes.

The proposed extension is set to the north side elevation of the dwelling within the enclosed gardens and against the built form of the existing dwelling within a cluster of dwellings previously converted from farm buildings. The proposed materials are found to blend with the existing dwelling the scale and siting of the proposals integrate effectively within the existing residential setting of the converted farm buildings and gardens. The design, siting and materials are considered to protect and conserve the landscape as they integrate effectively against the host dwelling set within the site of neighbouring buildings that they will not be very overtly visible within the landscape setting.

The proposal is considered to conserve the landscape character in accordance with CP 51 of the WCS and Section 15 of the NPPF.

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 development is the neighbouring dwelling to the north known as The Byre and the attached dwelling to the south boundary known as East Foscote House

The first-floor extension will come towards the Byre at first floor forming two storey in place of a previous single storey element at the north boundary. The Byre has front gardens approximately 14 metres in depth before the of driveway and north boundary with the proposed first floor elevation, there are no first floor openings proposed to the north side elevation. Given the distance and orientation of the proposal there is considered to be no unacceptable impacts from overlooking, overbearing or overshadowing to neighbouring occupiers.

East Foscote House is the semi-detached barn attached to the south of the proposal property. The proposed development is to the north side of the The Old Granary and far side of the pair it, the proposed first floor given the siting is considered not to raise any unacceptable impacts to the existing amenities enjoyed at East Foscote House.

There have been no representations received to the proposal from neighbouring occupiers.

The Grittleton Parish Council have no objection to the proposed first floor extension but have recorded this subject to the access for neighbouring residents during the building phase. While these comments are

appreciated it is considered due to the relatively minor nature and scale of the development the the construction phase is unlikely to be particularly lengthy or complex, and it would therefore not be reasonable to require submission of a construction method statement or construction and environmental plan.

An informative can be added to the planning permission to recommend that the applicant adhere to the UK Constructors Group Good Neighbour Site Guide during the construction of the development

The proposal is considered to be in accordance with CP 57 of the WCS in terms of impacts upon amenities of neighbouring properties.

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.

There is existing driveway parking to the front of the property within the front garden and there is a single garage which is to be retained as part of the development. The existing vehicle access is unchanged. The property is currently a four-bedroom dwelling, the proposal will increase the bedrooms to five bedrooms.

Wiltshire Council Highways Parking Standards require off street parking for a four plus bedroom dwelling to be three off street parking spaces. This is the current parking provision and will meet the standard, the driveway can take in excess of three cars and there is the single garage.

The proposal is found to be in accordance with CP 61 and CP 64 of the WCS.

CONCLUSION

The proposal is considered to be acceptable in respect of size, scale, siting, materials and design. The development is not considered to impact unduly upon the character of the area, wider landscape, highways safety or on the living conditions of neighbours. The setting of nearby listed buildings would be unharmed. The proposal is therefore in accordance with Core Policies CP 51, CP 57, CP61 and CP 64 of the Wiltshire Core Strategy and relevant sections of the National Planning Policy Framework.

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:

   Drawing no. TOG.01.05 - Location Plan 1:1250 Scale - received 5 October 2023

   Drawing no. TOG.01.06 - Existing Site Block Plan - received 5 October 2023

   Drawing no. TOG.01.01.A - Existing Elevations and Floor Plans - received 5 October 2023

   Drawing no. TOG.01.08 - Proposed Site Plan 1:500 Scale – received 3 November 2023

   Drawing no. TOG.01.02.D - Revised Proposed Elevations and Floor Plans - received 19 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 detailed on the approved drawings and application form.

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

4. The Council recommends that the applicant notes and implements the recommendations of the UK Constructors Group Good Neighbour Guide during the construction of development hereby approved.

5. 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.

6. 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.

7. 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.