DELEGATED REPORT

Application Reference:	PL/2023/10146
Application Type:	Planning Permission
Site Address:	6 Penleigh Close, Corsham, SN13 9LE
Proposal:	Conversion of and extension to existing garage.
Recommendation:	That Planning Permission is GRANTED with Conditions

PROPOSAL

The application seeks permission for the conversion and extension to the existing garage. The proposed conversion will make space for a hall/entrance area, a bedroom/study with ensuite. The extension to the existing garage will consist of two large window panelled doors and porch cover on the front elevation, a window on the rear elevation and two roof lights on the pitched roof (front extension). The front extension (to garage) will measure 3.8m in width, 2.8m in depth and c.3.7m to the ridge of the pitched roof. The rear extension (to garage) will measure 2.7m in width, c.1.6m in depth and c.3.5m to the ridge of the pitched roof.

The applications set out the following components for which permission and consent are sought:

- Conversion of existing garage
- Front and rear extension to existing garage
- Front porch canopy

The domestic development and works are intended for purposes associated with the occupation and use of 6 Penleigh Close as a single residential dwellinghouse.

DESCRIPTION/CONTEXT

The property known as 6 Penleigh Close, is a detached bungalow located within the Town of Corsham. The property is one of 4 bungalows Nos. 2,4,6 and 8 Penleigh Close that back on to the estate road known as Spackman Lane. There is a deep raised highway verge between the rear boundaries of the bungalows and Spackman Lane and the rear elevations of the properties are not easily visible from public views.

The dwelling is located within the Countryside Character Area of Cotswolds but is not covered by any archaeological or ecological designations.

PLANNING HISTORY

21/00607/FUL	Proposed single storey rear extension and conversion of existing garage.	Approved

POLICIES

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. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

Corsham Neighbourhood Plan**:**
HE1: Ensuring Good Quality Design

Wiltshire Core Strategy Policies 2015 (WCS):
Core Policy 57: Ensuring High Quality Design and Place Shaping

National Planning Policy Framework 2023 (NPPF)

ISSUES

The main issues in the consideration of this application are:

- Principle Of Development
- Design and Appearance
- Residential Amenity
- Highways Safety

CONSULTATION

Corsham Town Council: No objections.

Council Highway Engineer:

> *The site is located on Penleigh Close, an unclassified section of public highway subject to a speed limit of 30mph. There is existing access on the frontage to an area for vehicle parking, it is not proposed to alter this.*
>
> *The proposals would increase bedroom accommodation from a 2-bed property to a 3-bed property, this would not alter the required parking provisions, and two spaces have been demonstrated on the plans submitted which is in accordance with the required minimum standards. Therefore, I would not wish to raise a highway objection to the proposal.*

REPRESENTATIONS

Consultation has been carried out and no neighbours or third parties have objected or commented.

ASSESSMENT

Principle of Development

Extensions, additions and alternations to existing properties across the plan area are acceptable in principle subject to consideration of any site-specific impacts and conformity with the relevant policies of the plan and national guidance, in particular the criteria set out in CP57 of the WCS. These matters are addressed further below.

Design and appearance

Core Policy 57 requires a high standard of design in all new developments; of particular relevance to householder developments is paragraph (iii) which require development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape, and rooflines to effectively integrate the building into its setting. Policy HE1 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.

The application property is a detached dwelling situated on a modest sized plot. It is considered that the extensions adopt a relatively simple design approach and the use of matching materials that will allow it to integrate sufficiently. The extensions are considered moderate in size, will remain subservient to the host dwelling, and is easily accommodated within the plot. The extensions will be situated to the front and rear of the garage (to be converted) and in conjunction with the use of matching materials and the sites location within a cul-de-sac, will ensure that the addition does not appear prominent within the street scene.

Whilst the addition to the host dwelling would be noticeable from the front elevation, it does not suggest that the cumulative built forms will be seen as harmful overdevelopment of the site or an excessive addition in terms of scale. The proposals will read as an appropriate addition and as ancillary to the existing property. The increase in scale and mass of the proposed extensions would therefore not be considered to create an incongruous or unduly prominent feature in this location.

As such, the scale and design of the proposal is not considered to be unacceptable and would comply with Core Policy 57 of the WCS and HE1 of the Corsham Neighbourhood Plan.

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.

In respect of the residential amenity, the proposed development would not present a significant impact upon the living conditions of the neighbouring resident through unacceptable overlooking or oppressiveness. The front aspect of the proposal will sit adject to No. 4 side elevation wall and will not impact upon the

neighbouring amenity. The rear aspect of the proposal is small in scale and will only protrude 1.3m from the rear elevation wall; the small, pitched roof will minimise any impacts regarding light.

Given the limited scale, mass, and position, the proposal would not result in unacceptable harm, unacceptable loss of daylight or sunlight and would not be unacceptably intrusive to neighbour amenity that would warrant a refusal in this case.

It is also noted that during public consultation, there were no objections or concerns raised by neighbouring properties.

In the context of the nature and layout of the development, the resultant impact on living conditions would not be unacceptable, thereby complying with the relevant provision of CP57 of the WCS.

CONCLUSION

The potential impacts of this development have been taken into consideration. In terms of the scale and materials, the proposal would not harm amenity or the character of the dwelling or the area that would be deemed unacceptable. The proposal is in accordance with the aims of the NPPF, the objectives of the relevant Corsham Neighbourhood Plan; HE1, and Core Policies in the WCS; CP57. It is therefore recommended that this application be approved with conditions.

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:

- Existing Elevations and Floor Plan: DWG No. 39; Received, 22 November 2023
- Proposed Elevations and Floor Plan: DWG No. 39-3; Received, 22 November 2023
- Location and Proposed Block Plan: DWG No. 39-1; Received, 22 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 application form and approved drawings.

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

INFORMATIVES:

4 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply, and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

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 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.