CASE OFFICER'S REPORT

Application Reference:	PL/2023/10668
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	23 January 2024
Case officer:	Stefan Galyas

Site Address:	Windrush, High Road, Ashton Keynes, Swindon, SN6 6NX
Proposal:	Extension to front of dwelling.
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application relates to Windrush, a detached single storey dwelling positioned to the eastern side of the highway which is set back from the roadside by a grassed verge and displays a front stone boundary wall. The existing dwelling features stone rendered exterior walls, concrete roof tiles, timber and uPVC windows and uPVC doors.

Properties within the sites locality are primarily positioned to eastern side of the road and are afforded relatively large plot sizes. There are dwellings from various historical periods with light stone exterior walls forming the predominant vernacular of the area.

The site is located to the southern periphery of the settlement boundary for Ashton Keynes which is identified as a large village in the Wiltshire Core Strategy.

With regard to policy constraints, the site is located south of the Ashton Keynes Conservation Area. The site is located within a category 2 flood zone and has an identified groundwater flood risk.

PROPOSAL:
The application seeks planning permission for a front elevation, single storey extension that would project approximately 1m further than the existing protrusion on the same elevation. Additionally, the front porch would be demolished and replaced with the proposed extension. External materials would constitute stone and rendered exterior walls, concrete roof tiles, a single ply flat roof membrane, timber/ uPVC windows and uPVC doors.

POLICIES:
Local Context:
Wiltshire Core Strategy (WCS) Adopted 2015
Core Policy 1 – Settlement Strategy
Core Policy 2 – Delivery Strategy
Core Policy 19 – Royal Wootton Bassett and Cricklade Community Areas
Core Policy 57 – Ensuring High Quality Design and Place Shaping
Core Policy 58 – Historic Environment

Ashton Keynes Neighbourhood Plan Made 2017
Policy HCP1 – Local Character

National Policy:
National Planning Policy Framework (NPPF) December 2023
Paragraphs 2, 11, 12, 47, 114-116, 131, 135, 200, 201, 203, 205-208, 212 & 213.

Planning (Listed Buildings and Conservation Areas) Act 1990
Section 72(1) – Special attention to be paid to preserving or enhancing the character or appearance of a conservation area.

National Design Guide 2021

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.

ISSUES:
The main considerations which are material to the determination of this application are listed below:
• Principle
• Impact on Character and Appearance, Including Heritage Assets
• Neighbouring Amenities

RELEVANT PLANNING HISTORY:
N/91/0164/FUL – Extension to Dwelling. Approved with conditions 28/02/91.

REPRESENTATIONS:
Ashton Keynes Parish Council: No objection.

Letters: There were no letters of representation received in response to the proposed development.

Principle of Development:
The principle of extending or altering an existing dwellinghouse located within the defined settlement framework is considered to be acceptable and in accordance with Core Policies 1, 2, 19 and 57 of the WCS.

It is noted that part of the application site is situated within flood zone two. Were this application for additional dwellings it would be in contravention of both Wiltshire and Environment Agency policies and as such would be declined. However, as this is an existing residential dwelling and the floors are proposed to be no lower than the existing ones and, therefore, would not increase

any levels of “vulnerability” for residents. All other aspects relating to drainage and flooding would be handled at the building control stage.

Impact on Character and Appearance, Including Heritage Assets:
Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts. Among other matters, it requires proposals to be sympathetic to and conserve historic buildings and historic landscapes (iv). Core Policy 58 (iii) states that designated heritage assets, including buildings and structures of special architectural or historic interest, and their settings, will be conserved and where appropriate enhanced in a manner appropriate to their significance.

Policy HCP1 of the Ashton Keynes neighbourhood plan requires new builds and conversions to use styles, proportions, materials and finishes to be in harmony with their surroundings.

Good design helps to provide a sense of place, creates or reinforces 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.

Paragraph 201 of the NPPF requires the local planning authority to identify and assess the particular significance of any heritage asset that may be affected and take this into account when considering the impact of a proposal.

The National Design Guide (2021) states that “to communicate the benefits of a scheme, it is important to explain how the design of a development relates to context and local character” (Paragraph 44). It adds that “well-designed places and buildings are influenced positively by:
• The history and heritage of the site, its surroundings and the wider area, including cultural influences;
• The significance and setting of heritage assets and any other specific features that merit conserving and enhancing;
• The local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of facades, characteristic materials and details”. (Paragraph 46)

The proposal site presents somewhat of a contrast to the existing light Cotswold stone presented along the existing dwellings within the locality. The rendered walls and single storey appearance offer the dwelling a more contemporary external appearance in comparison to the various other existing dwellings positioned on the eastern side of the road.

The proposed extension would be set 1m meter further than the existing projection on the principal elevation. This addition would ensure that approximately 12.4m would remain between

the extension and the roadside. Additionally, the proposal would mirror the buildings existing form through maintaining the central gable end and the flat roofs to either side. It is considered that the use of rendered walls and matching roof tiles would further help the proposed developments assimilation into its immediate surroundings.

The removal of the existing uPVC porch and replacement with the rendered brick extension is considered to be acceptable. The replacement and extension to this element of the proposal would match the existing flat roof height and the overall height of the front projection would not be increased as a result of the development proposal. Thus, the proposal is not considered to inflict harm on the character and appearance of the area.

The proposed development is considered to result in a neutral impact on the Conservation Area and the significance attached. The proposal would not conflict with the provisions of Core Policy 57 and 58 of the WCS, Policy HCP1 of the Ashton Keynes Neighbourhood Plan nor the relevant paragraphs of the NPPF.

Neighbouring Amenities:
WCS policy CP57 (Ensuring High Quality Design & Space Shaping) 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. The NPPF includes that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings". 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.

The proposal would not create any new window openings that would potentially look out towards adjacent neighbouring sites. Furthermore, the proposed extension would be limited to single storey level and would be set at a substantial distance from neighbouring properties. Accordingly, the proposal is not considered to give rise to an unacceptable overlooking, overshadowing or overbearing impact on the adjacent neighbouring occupiers.

CONCLUSION:
The proposed development is considered acceptable and in accordance with Core Policies 1, 2, 19, 57 and 58 of the Wiltshire Core Strategy, Policy HCP1 of the Ashton Keynes Neighbourhood Plan and relevant paragraphs of the NPPF.

RECOMMENDATION:
That planning permission be GRANTED subject to the following conditions:

Conditions: (3)

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:

LPC.5756.23.02 Proposed Extension Site Plan – Proposed
LPC.5756.23.05 Proposed Extension Floor Plan – Proposed
LPC.5756.23.06 Proposed Elevations
All received 20/12/23

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 plans.

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

Informatives: (3)

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.