CASE OFFICER'S REPORT

Application Reference:	PL/2023/08747
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	09 November 2023
Case officer:	Peter K-Gyabong

Site Address:	40 MARLBOROUGH ROAD, ROYAL WOOTTON BASSETT, SWINDON, SN4 7SA
Proposal:	Proposed Annex for the enjoyment of friends and family.
Recommendation:	Refuse

Site Description:
The application property is an L-shaped two storey detached dwelling, with associated extensive private amenity space to the rear located on the east side of Marlborough Road, Wootton Bassett. The dwelling has a gabled roof. Exterior materials constitute painted render, interlocking roof tiles and white uPVC fenestration. The dwelling benefits from a single storey detached double garage.
The site is within a countryside character area, an area susceptible to ground water flooding and source protection zone. There is no dominant architectural style on this part of Marlborough Road. In terms of physical constraints, a review of constraints mapping indicates that the site is not subject to any major constraints which would prevent development of the proposed nature. The site is located outside any development boundary therefore is considered to be in the open countryside.

Relevant Planning History:
PL/2023/08748 - Remove garage and erect a dwelling. Pending Consideration.
20/01767/FUL - Single storey rear extension and 2 storey side extension. Approved with Conditions.
19/05019/FUL – Extension to rear of dwelling. Withdrawn.

Proposal:
The application seeks planning permission for the construction of 1.5 storey detached outbuilding to afford secure garaging and ancillary accommodation above. The proposed outbuilding would be located at approximately 2.29m from the front boundary and 7.63 from the front wall of the main dwelling. The proposed would measure 6.71 in depth, 6m in width and approximately 5.53m in height with pitched roof incorporating 2 x side dormers, external staircase accessing first floor side door. The proposed outbuilding would provide garaging spaces. The proposal would also provide a habitable room.
The development would be finished in render to match those of the main house.

Policy Considerations:
National Planning Policy Framework (NPPF) 2019
Paragraph 11 – Presumption in favour of sustainable development
Paragraph 127 - Function and form of development

Wiltshire Core Strategy adopted 2015 (WCS)

Core Policy 1 - Settlement Strategy
Core Policy 2 - Delivery Strategy
Core Policy 44 - Rural Exceptions Site
Core Policy 48 - Supporting Rural Life
Core Policy 50 - Biodiversity and Geodiversity
Core Policy 51 - Landscape
Core Policy 57 - Ensuring High Quality Design and Place Shaping
Core Policy 60 - Sustainable Transport
Core Policy 61 - Transport and New Development

Wiltshire Local Transport Plan 2011-2026

Royal Wootton Bassett Neighbourhood Plan:
Policy 7: Design

Consultations

Royal Wootton Bassett Town Council – The Council's Planning Committee have no objections to the application.

Letters of Representation

No letters of representation were received.

Highways

Highways is happy with the principle of the proposed garage and annex and are mindful the development still allows for additional parking. Therefore, subject to the annex being linked to the main residential use of the development no highway objection is raised.

Key Issues:

Impact on the character and appearance of the area
Impact on neighbouring occupiers
Access, Parking and Highway Safety

ASSESSMENT:

Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, and the provisions of the NPPF i.e. para 2, applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Impact on the Character and Appearance of the site and the area

Core Policy 57 states that good design helps provide a sense of place and reinforces local distinctiveness and that enhancing the character of Wiltshire's settlements is of the utmost importance that the presence of indistinct development is not a justification for standard or poor design solutions and for that matter all new development should integrate satisfactorily into its surroundings whilst seeking to enhance the overall character of the locality.

The Wiltshire Core Strategy Policy 57 and the Royal Wootton Bassett Neighbourhood Plan (Policy 7) are consistent with the National Planning Policy Framework (2023) which requires that development be expected to create a strong sense of place through drawing on local context and being complementary to the locality. CP57 (iii) states that development must respond positively to the existing built form in terms of layout, height, mass, elevational design, streetscape, and rooflines to effectively integrate the building into its setting.

The above policies highlight that development should draw on local context and relate positively to the existing pattern of development.

The existing property has a single storey garage to the side. The proposed outbuilding would be one and half storey with 2 x dormers and have overall height of approximately 5.53m in with gable roof incorporating an external staircase to access a side door. There is no example of 1.5 storey front outbuilding within the locality. The design and height of the proposed outbuilding would be considered to compete with the height and size of the main house and would be unacceptable.

Although the materials include render to match those of the main house the proposed would set a precedence in an area where the frontage, although in a staggered pattern, still maintain some uniform open space. Taking into consideration, the overall height of the proposed outbuilding with external staircase and its siting, in proximity to the main road would appear overly prominent in the street scene and be harmful to the visual amenity of the locality as it fails to integrate successfully with the existing surrounding and designed aesthetic and as such is contrary to the criterion of policy CP57 and the Royal Wootton Bassett Neighbourhood Plan, as well as the guidance and provision of the revised NPPF 2023.

Impact upon Adjacent Neighbouring Occupiers and Potential Future Occupiers

The proposed outbuilding would largely project frontwards and given the siting would not result in overshadowing or loss of light. The proposed side dormers serving a habitable room above would only face the public highway therefore would not give rise to any privacy issues. The proposal would not be unduly overbearing on the private amenity spaces of any those adjacent properties or result in loss of daylight either.

Access, Parking and Highway Safety

The proposal would not increase the number of bedrooms existing within the dwelling. It proposes two garaging spaces and still retains adequate parking spaces on the front gravel area. Therefore, there would be no impact upon parking provision on the site or highway safety and does meet the required level of parking for properties of this size.

Conclusion:
The proposed extension would have no negative impact to neighbour amenity, in terms of light received, overshadowing or loss of privacy. However, the proposed double garage with room over due to its position, height, size, scale, and overall massing will not be sufficiently subservient to the host dwellinghouse; will appear overly dominant in relation to it; to the detriment of the character and appearance of the immediate and wider area. Therefore, the proposals will conflict with the requirements of the Wiltshire Core Strategy (WCS) 2015; Core Policy 57 'Ensuring High Quality Design and Place Shaping; and with the National Planning Policy Framework (NPPF) 2023, in particular Chapter 12 'Achieving Well Designed Places'.

RECOMMENDATION:
Refuse.

Refusal Reason(s): (1)

1 The proposed double garage with room over forming an annexe, by reason of its position, size, height, massing, and scale would not be sufficiently subservient to the host dwelling and will appear overly dominant in the context of the locality and detriment to the character and appearance of the open countryside, and the immediate and wider street scene. The proposals would therefore conflict with the requirements of the Wiltshire Core Policy 57 Ensuring High Quality Design and with Central Government policy contained within the revised National Planning Policy Framework (NPPF) 2023.