CASE OFFICER'S REPORT

Application Reference:	PL/2023/11121
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	03 February 2024
Case officer:	Stefan Galyas

Site Address:	Homefields, Charlton Bridge East To Junction With Park Street, Charlton, SN16 9DH
Proposal:	Single storey rear extension to replace existing conservatory, new porch to replace existing conservatory, new external doors and new rooflights (Resubmission PL/2023/02850)
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The site constitutes a two-storey detached dwelling which has extended in various forms over time. There is a small conservatory addition to the southeast of the dwelling and the site contains a garage with ancillary accommodation. The dwelling stands adjacent to the southern side of Charlton Road which is accessed via a driveway.

The application site lies outside of any settlement boundary and on the outskirts of the settlement known as Charlton. Accordingly, the site is considered to be located within the open countryside for planning purposes.

There is a village wide designated Conservation Area which covers the site at Homefields.

PROPOSAL:
The application seeks planning permission for some modifications to the previously approved scheme PL/2023/02850. This modified scheme of development would include; a new utility boot room door, the replacement of the previously proposed patio window to a door, a SPV and rooflight to the northern elevation and the repositioning of the existing rooflight over the dining hall/ landing.

POLICIES:
Wiltshire Core Strategy (Adopted January 2015)
Core Policy 1 – Settlement Strategy
Core Policy 2 – Delivery Strategy
Core Policy 13 – Spatial Strategy for the Malmesbury Community Area
Core Policy 57 – Ensuring High Quality Design and Place Shaping
Core Policy 58 – Impact on Heritage Assets

National Policy:
National Planning Policy Framework (NPPF) December 2023

Paragraphs 2, 8, 11, 12, 38, 47, 88, 89, 114-116, 131, 135, 139 200, 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.

KEY 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
• Other Matters

RELEVANT PLANNING HISTORY:
15/04304/FUL – Proposed two storey extension. Approved with conditions 30/06/15

20/06139/FUL - Proposed new garage, ancillary accommodation, improved access and raised height of boundary wall. Approved with conditions 13/11/20.

PL/2023/02850 - Single storey rear extension to replace existing conservatory, new porch to replace existing conservatory, new external door and new rooflights. Approved with conditions 13/06/2023.

REPRESENTATIONS:
Charlton Parish Council – No objection.

Wiltshire Council's Archaeologist – No objection.

Principle of Development:
The principle of extending or altering an existing dwelling is considered acceptable in principle and in accordance with Core Policies 1, 2, 13 and 57 of the WCS, subject to a range of site-specific considerations and compliance with policies found within the development plan and the NPPF.

Impact on the 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.

Paragraph 200 of the NPPF requires the applicant to describe the significance of any heritage asset affected. Significance is defined in Annex 2 of the NPPF as: “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”. The applicant acknowledges the presence of the Conservation Area and identifies that there are no nearby listed 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 Conservation Area by virtue of its designation is significant in heritage terms and this significance is likely to arise from its aesthetic (fortuitous) value and historical (illustrative) value.

It is noted that there is no published Conservation Area Statement published for Charlton. In regard to listed buildings, there are some Grade II listed buildings within the settlement, but these are located at a distance to the north and there are no listed buildings directly adjacent to the site.

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.

There would be no material alterations along the dwellings western elevation which would be perceivable from the roadside along the Charlton Road when looking from the north-west towards the south-east. The proposed northern elevation would likely be visible from a more obscure angle along the roadside, thus increasing the new conservation rooflight and soil vent pipes prominence. These alterations are not considered to significantly alter the external appearance of the dwelling and would result in a minimal change to the overall external appearance.

The proposed materials included in the proposed alterations such as conservation rooflights and timber flush casement doors and windows in a white painted colour are considered to assimilate well to the existing building.

For the above reasons it is considered that the proposal would be of an acceptable appearance and result in a neutral impact on the setting of the Conservation Area. Thus, the proposal would be in accordance with Core Policy 57 and 58 of the WCS.

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 proposed alterations are considered to offer a comparable level of outlook to the previously approved scheme under PL/2023/02850. The sites context is characterised by dwellings which are afforded large plots with a substantial degree of separation between each property. Therefore, the proposal is unlikely to result in significant harm through an overlooking or overbearing impact on adjacent neighbouring occupiers. It is considered that the proposal would accord with Core Policy 57(vii) of the WCS.

CONCLUSION:
The proposed development is considered acceptable and in accordance with Core Policies 1, 2, 13, 57 and 58 of the Wiltshire Core Strategy and the relevant paragraphs of the NPPF.

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

Conditions: (4)

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:

PL-101 A Location and Site Plans
PL-103 A Proposed Floor Plans

PL-105 A Proposed Elevations
All received 21/12/23.

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 to those detailed on the application form and approved plans.

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

4 The natural stonework to be used externally on the proposed development shall match that of the existing building in terms of type, colour, size, dressing and bedding of stone, coursing, type of pointing and mortar mix.

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

Informatives: (3)

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.