DELEGATED REPORT

Application Reference:	PL/2023/06452
Application Type:	Householder Planning Permission
Site Address:	Sunnymead, Days Lane, Kington Langley, Chippenham, SN15 5NZ
Proposal:	Extensions and alterations to dwelling.
Recommendation:	Planning Permission be GRANTED.

PROPOSAL

This application seeks planning permission for the remodelling of an existing 2 bedroomed residential bungalow to create a two storey 3 bedroomed dwelling. The proposed development includes the following external changes -

- Raise the ridge height of the bungalow to create a two-storey dwelling
- Front and rear extensions
- New fenestration throughout
- Removal of existing garage outbuilding to the rear of the dwelling

The original submission included a proposal for a detached garage, sited to the front of the site. During the lifespan of the application, concerns were raised in relation to the design, scale and positioning of the garage. This element has since been removed from the scheme and the description of development and plans have been updated accordingly. The application and this report proceeds based on the revised proposal for the extensions and alterations to the dwelling only.

DESCRIPTION/CONTEXT

Sunnymead is a detached bungalow, located in Kington Langley, Chippenham. The dwelling is set back from the road, surrounded by mature dense hedging. The proposal seeks to extend and alter an existing dwelling to create more internal habitable space.

This application is not covered by any landscape, conservation or ecological designations. It is noted that the northern periphery of the Kington Langley Conservation Area runs adjacent to the front boundary of the application site, with Grade II Listed Newlands, 1-3 Days Lane located approximately 50m to the west of Sunnymead.

PLANNING HISTORY

No relevant planning history pertinent to this application.

POLICIES

- National Planning Policy Framework (NPPF)

- Wiltshire Core Strategy Policies (WCS): CP57, CP58, CP61, CP64

ISSUES

- Principle of Development
- Design, Scale and Visual Amenity
- Heritage Impacts
- Residential Amenity
- Access and Parking

CONSULTATION

Kington Langley Parish Council: Object.

Councillors OBJECTED to this application on two points:

(1) The proposed height of the alterations are significantly different from neighbouring dwellings and would have a major visual impact on the street scene bordering a conservation area especially since virtually all of the visible neighbouring dwellings are single storey.

(2) The proposed siting of the garage right on the edge of Days Lane and in front of the proposed house would also be very intrusive on the street scene.

At the moment the existing bungalow is screened from view by very ageing and tall conifers, and should these trees be removed this would also remove all screening of the extended property

Wiltshire Council Highways Engineer: No Comment.

REPRESENTATIONS

Consultation has been carried out and individual neighbour letters to adjoining properties. No representation letters have been 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. 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).

Principle of Development

The principle of domestic extensions and alterations within the curtilage of existing dwellings is considered acceptable, providing those proposals are compliant with the requirements of relevant policies within the development plan.

Design, Scale and Visual Amenity

Core Policy 57 of the WCS requires new development to respond positively to existing landscapes in terms of building layout, built form, height, mass, scale, building line and materials in order to effectively integrate the building into its setting.

The existing dwelling is of no particular architectural significance, and its contribution to the street scene is considered to be neutral. Whilst dwellings to the eastern side of Days Lane are predominantly single storey in height, there are examples of two storey dwelling in the immediate locality. There is variation in building design, height and material finish along Days Lane.

During public consultation the Parish Council raised concerns in relation to the proposed height of the alterations and that the proposed dwelling would be significantly different from neighbouring dwellings. Concern was expressed that this would have a major visual impact on the street scene bordering a conservation area especially since virtually all of the visible neighbouring dwellings are single storey.

The application proposes to construct a first-floor extension, converting the existing bungalow to a two-storey dwelling. Currently, the bungalow's ridgeline measures approximately 4.6m, the proposed scheme will see a ridgeline of 7.0m, an increase in overall height of circa 2.4m. It is acknowledged that on both sides of the application site are bungalows. However, there are two storey examples in the immediate locality. The increase in scale and height of the dwelling as a result of development taking place is not considered to be unacceptably out of character with the surroundings. Whilst the scheme proposes relatively large additions which encompass a sizeable proportion of the existing dwelling, they would not constitute a prominent or incongruous feature nor would the totality of the proposed works in this instance be considered overdevelopment. The proposal seeks to remove an existing garage outbuilding to the rear of the dwelling, which is considered acceptable.

The existing dwelling is externally rendered, with a concrete tiled roof, the proposal seeks to match the existing external materials, with white UPVC fenestration to match existing. Although more contemporary in style, the design of the proposed development appears to respond positively to the existing built form and remains considerate to the surrounding mixture of properties.

On consideration of the above, the proposal is considered to be acceptable in terms of size, design and materials and complies with the requirements of CP57 to the Wiltshire Core Strategy.

Heritage Impacts

Core Policy 57 requires, amongst other things, that new development must be sympathetic to and conserve historic buildings. Core Policy 58 requires that development should protect, conserve and where possible enhance the historic environment.

The NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by the proposal (including any development affecting the setting of a heritage asset). Local authorities are required to assess whether there is substantial harm, less than substantial harm or no harm to the heritage asset.

Planning (Listed Buildings and Conservation Areas) Act 1990 provides powers for the designation, protection and enhancement of conservation areas and the preservation of listed buildings. The Act requires that special regard should be given to the desirability of preserving a listed building or its setting (s. 16 and 66) as well as giving special attention to preserving or enhancing the character or appearance of the conservation area (s.72).

Impact to Significance of Nearby Listed Buildings

The dwelling is not listed, and it is noted that Grade II Listed Newlands, 1-3 Days Lane located approximately 50m to the west of the application site, Sunnymead. Due to the residential nature of the proposal, degree of separation and works remaining within the established curtilage with mature hedge boundaries remaining. It is considered that the proposal would not cause any harm to the special significance of neighbouring listed buildings.

The proposal complies with CP57 and CP58 of the Wiltshire Core Strategy in addition to the relevant sections of the NPPF.

Conservation Area

With regards to the Kington Langley Conservation Area, Kington Langley has a clear historical and illustrative value and presents as a rural village with a wealth of period stone-built cottages, houses and buildings. With respect to impacts on the conservation area, the application site is set back from the highway and due to the location of the proposal, appropriate scale of the development with the plot being of a relatively enclosed nature (large mature boundary hedging) with the plot being predominantly screened, views from the public realm are somewhat restricted. Whilst the front and part of the northern and eastern elevations may be glimpsed, it is considered that the proposed development would not compromise any important views or vistas from within or to the conservation area and where views could be glimpsed, the development would be read against existing residential context and associated built form and would present a clear evolution of the dwelling within its residential plot.

For the above reasons, there is considered to be a neutral impact to the Conservation Area in this regard, the proposal would comply with the requirements of policy CP57 and CP58 to the Wiltshire Core Strategy.

<u>Residential Amenity</u>

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 application building is set back within a well-defined, relatively spacious curtilage. The proposed extensions would be a fairly large increase in mass and scale. Given the appropriate scale of the extensions and the site circumstances, it is considered that they would not give rise to any unacceptable impacts in relation to loss of light or overbearing impacts. In terms of overshadowing, to immediate neighbours 'Roseleigh' to the north and no's.1, 3 and 5 Wayside Close being bungalows. It is considered that the intervening distance from the extension and the neighbouring property ensures that the resulting impacts upon amenity and living conditions of the occupiers would not be of an unacceptable level. The property to the north (Roseleigh), separated from Sunnymead by a private drive and as such, there is approximately 8.9m between the existing dwelling and to the south the nearest elevation of the three adjoining residential dwellings would be located approximately 13m.

Whilst there is introduction of new glazing and openings to the ground and first floor it is considered that due to the site circumstances and orientation of the dwelling that the proposed fenestration both at ground floor and second storey level would not result in an unacceptable level overlooking of private spaces. Given the siting of the property being centrally positioned within its curtilage, building layout and the staggered pattern of development along Wayside Close to the south. It is concluded that the proposals will not lead to an unacceptable level of loss of light or overshadowing to its immediate neighbours. The proposals do not include the addition of any new first floor windows to the side elevations (north and south) which would not result to any loss of privacy to immediate neighbours. The orientation and siting of the front (west elevation) and rear (east elevation) facing windows would not result in an unacceptable degree of overlooking, as they would primarily overlook the curtilage of the dwelling, and their inclusion is considered acceptable.

In the context of the nature and layout of the development, there is considered to be no unacceptable impacts upon the amenities and living conditions of neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

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. Section 9 of the NPPF expects development to ensure safe and suitable access to the site can be achieved for all users and that development can be refused on highways grounds if there would be an unacceptable impact on highway safety.

The proposals seek to increase the bedroom quantum from two to three, Wiltshire Council's minimum parking standards require that a dwelling with 2-3 bedrooms provide a minimum of 2 parking spaces. The dwelling provides sufficient space to accommodate the minimum parking requirements within the existing off-road driveway. The highways engineer has been consulted and provides no objections.

The curtilage provides sufficient off-road parking for the dwelling to accord with minimum parking requirements, hence there are considered to be no implications for parking, highway safety or road network capacity as a result of development taking place and thereby compliant with CP61 and CP64 of the WCS.

CONCLUSION

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The above report has shown that this proposal is in accordance with the Wiltshire Core Strategy Policies: CP57, CP58, CP61, CP64 and the NPPF, as it is of an acceptable design and will not have a detrimental effect on the character and appearance of the area which includes the identified nearby heritage assets, host dwelling, neighbouring amenity or highway safety. It is therefore recommended that this application is 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 2538/2
Existing Floor Plan 2538/1
Proposed Elevations 2538/5
Proposed First Floor Plan 2538/4
Proposed Ground Floor Plan 2538/3

Received: 08.08.23

Location and Site Plan 2538/7A

Received: 07.02.24

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 interests of visual amenity and the character and appearance of the area.

PLUS STANDARD INFORMATIVES: WP6, WP13, WP18, WP31 AND CIL