DELEGATED REPORT

Application Reference:	PL/2023/10118
Application Type:	Planning Permission
Site Address:	15 Barn Piece, Box, Corsham, SN13 8LF
Proposal:	Flat roof to porch as balcony. Two storey bay window to front. Widen existing pathway (raised platform)
Recommendation:	That Planning Permission is GRANTED with Conditions

PROPOSAL

This application seeks Planning Permission for the erection of a 2-storey front elevation bay window, a flat roof over porch to create a balcony, and to widen the existing front pathway (raised platform). The two storey front elevation measures 1.0m in depth, 2.3m in width and 5.2m in total height (hipped roof) and will consist of two large window panels (front elevation of ground and first floor) and a small side window on the north and south elevation of the first floor. The proposed balcony will use the existing ground floor building and will not result in an increase of footprint. The existing hipped roof will be removed and replaced with a flat roof to allow for the balcony with a door on the front first floor elevation and glazed panelled railings.

The application sets out the following components for which permission and consent are sought:

- Erection of 2-storey front extension (bay window)
- Flat roof over ground floor porch to make room for a balcony
- Widen the existing front pathway.

The development and works are intended for purposes associated with the occupation and use of 15 Barn Piece as a single residential dwellinghouse.

DESCRIPTION/CONTEXT

15 Barn Piece is a semi-detached property location on the eastern area of Box. The site is on a hillside, so the properties decline in elevation in a northerly direction. Additionally, the front garden is at a lower level than the house. The site is situated on a cul-de-sac and set back from the lane with a long front garden and large rear gardens and a garage to the front of the dwelling. The properties east of Barn Piece are characterised with the same plot sizes with on-site parking. The site bounds an area of open space to the rear with views into Box from the front elevation.

The site is within the North Wiltshire Green Belt and the Cotswolds Area of Outstanding Natural Beauty but not covered by any archaeological or ecological designations.

PLANNING HISTORY

14/05407/FUL	Erection of single garage.	Approved

N/03/02626/FUL	Demolish existing porch and construct cloakroom.	Approved

POLICIES

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 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); the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006); and the made Corsham Neighbourhood Plan (2019).

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

Wiltshire Core Strategy Policies 2015 (WCS):

Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design and Place Shaping

National Planning Policy Framework 2023 (NPPF)

The Cotswolds National Landscape (formerly AONB) Management Plan 2023-2025 (CNLMP) is a relevant material consideration, Policy CE1 (Landscape) is particularly relevant.

ISSUES

The main issues in the consideration of this application are:

- Principle Of Development
- Impact to the Green Belt
- Impact to the Cotswold National Landscape
- Design and appearance
- Impact to Residential Amenity

CONSULTATION

The following consultation responses were received:

Box Parish Council: No objections.

REPRESENTATIONS

Consultation has been carried out and no comments or objections were received by neighbouring properties or third parties.

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.

Green Belt

Chapter 13 of the NPPF states that development in the Green Belt by definition is considered to be harmful to the Green Belt. An exception is the extension of buildings providing they are not disproportionate over and above the original building.

In this particular case, the application site falls inside the settlement boundary for Box Village, and is located within an established built-up residential area where it is not considered necessary to strictly control development providing it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. The proposals are considered small in scale and proportionate to the host dwelling. Furthermore, the addition would not alter the amount of open space around the dwelling and would be seen within the context of the surrounding dwellings. The development does not encroach into the countryside or lead to the further sprawl of the built-up area.

It is not considered that the proposal would harm the openness of the Green Belt or conflict with the purposes of the Green Belt. It is therefore considered to be acceptable in principle.

Area of Outstanding Natural Beauty

In regard to impacts on the Cotswolds National Landscape, Core Policy 51 of the WCS and Policy CE1 of The Cotswolds National Landscape Management Plan (CNLMP) seek to ensure that the landscape character, scenic quality and geological features of the National Landscape are conserved, and where possible enhanced. As required by CP51 of the WCS and Policy CE1 of the CNLMP, due consideration has been given to the proposal's potential impact upon the National Landscape.

The development is located within the confines of the existing property and the proposals would be finished in sympathetic materials that are prevalent in the Cotswolds National Landscape and are in keeping with the surrounding area. The proposals would integrate effectively and would not create harm to the scenic quality or character of the wider landscape.

For this reason, the proposed development is not considered to result in any unacceptable impact upon the landscapes special qualities. Therefore, the proposed development will meet the requirements of policy CP51 to the WCS, and Policy CE1 of the CNLMP.

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.

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 of 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 an existing building.

The proposed development lies wholly within the residential confines of the settlement boundary of Box. In terms of the wider setting, the proposals can be viewed from Barn Piece Road. Whilst the development will be visible to surrounding residents, due to the high vegetation within the surrounding area, the dwelling is not a prominent feature from views within the lower elevations. Where views are glimpsed, the visibility is not automatically regarded as being unacceptable and the proposed works would be read against the existing residential context and associated built form and is not considered to unacceptably impact on the character of the area.

In the context of the street scene and noting the slight variations in dwelling design and extensions already completed, the proposed development would not appear incongruent within this setting. With regard to the proposed use of cedar cladding to the two-storey front extension, whilst being divergent from the bath stone used for the existing dwelling and surrounding area, such use of different materials when extending an existing building is a commonly used approach. It can assist when attempting to avoid new, ancillary development competing with the existing building it is intended to serve. In that manner, it is considered reasonable and necessary to make use of a planning condition which compels the final detail of the timber cladding to be agreed so as to ensure it is complimentary and does not exacerbate the potential impacts due to being situated within the front elevation.

With regard to the proposed first-floor front elevation balcony, a detached pitched roof garage sits directly in front of the host dwelling on the northern boundary. The dwelling is set back roughly 17.0m from Barn Piece Road and sits on a slope reducing in elevation in a northly direction and increasing in elevation in an easterly direction. The area is characterised by dwellings benefiting from large front garden areas as well as large rear gardens with parking situated on-site. It has been noted that No.17 has a first-floor conservatory and patio area to the front/side of the dwelling. In terms of the design and scale, the balcony adopts a relatively simple design approach that will allow it to integrate sufficiently. The proposal is considered moderate in size, will remain subservient to the host dwelling, and is easily accommodated within the plot. The proposal sits just behind the front elevation where the two-storey extension will be places and in conjunction with the use of appropriate materials (glazing), and the sites' location within a cul-de-sac, will ensure that the addition does not appear prominent within the street scene.

Whilst the additions to the host dwelling would be noticeable from the front elevation, it does not suggest that the cumulative built form reads as harmful overdevelopment of the site or as excessive additions in terms of scale. The proposals will read as an appropriate addition and as ancillary to the host dwelling. The

increase in scale and mass of the proposals would therefore not be considered to create an incongruous or unduly prominent feature in this location.

Taking account of the above, it is considered that the development would not cause unacceptable harm to the character of the property in terms of building layout, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines amounting to a reason for refusal. As such, the scale and design of the proposal are considered to be acceptable and comply with Core Policy 57 of the WCS.

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 terms of impacts on privacy to neighbouring properties, the development would introduce a two-storey front extension and front elevation first-floor balcony. Due to the topography of the area, front garden spaces are compromised in terms of overlooking and are also open to views from the street scene. Whilst it is noted that the balcony has potential to overlook upon the neighbouring property No.14, the proposal does not exacerbate the impact of amenity that already exists. It has also been noted that No.14 is bounded with mature vegetation on the southern boundary which abuts with the proposal site and current views to the front of the garden from that position are limited due to this. The two-storey front extension includes glazing on the side elevations and whilst it overlooks upon the front garden of No. 16, it would not be considered to impact substantially more than already exists. The existing windows on the front elevation from the first floor already overlook upon the neighbouring properties No. 14 and 16.

The proposals are not considered to immediately present an unacceptable impact upon the living conditions of neighbouring residents through oppressiveness or mass. The proposals size would not result in unacceptable harm to neighbouring properties on either side or result in unacceptable harm in terms of significant loss of daylight and sunlight to immediate neighbours.

It is 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, there continue to be no unacceptable impacts upon the amenities and living conditions of the neighbouring properties, 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 Core Policies in the WCS; CP51 and CP57 and Policy CE1 of the Cotswolds National Landscape Management Plan 2023. 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:

Plans & Elevations Proposed: DWG No. 2560/1; Received 22 November 2023
Location & Site Plan: Received 22 November 2023
Plans & Elevations Existing: DWG No. 2560/2; 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.

4 No development shall commence above ground floor slab level until details of the timber cladding to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

INFORMATIVES:

5 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.

6 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.

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.