CASE OFFICER'S REPORT

Application Reference:	PL/2024/00305
Application Type:	Householder planning permission
Site Inspection:	22 January 2024
Consultation ends:	09 February 2024
Case officer:	Helena Carney

Site Address:	44, Seend Cleeve, Seend, Melksham, SN12 6PY
Proposal:	Detached Garage with Workshop
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 57: Ensuring High Quality Design & Place Shaping
Core Policy 58: Ensuring the Conservation of the Historic Environment

Seend Parish Neighbourhood Plan 2020 – 2030, made May 2021

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

ISSUES

- Impact upon amenity of occupiers of neighbouring properties
- Impact upon visual amenity

RELEVANT PLANNING HISTORY

- 17/07362/FUL - Detached annexe with ground floor to initially be used as a garage, withdrawn
- 18/02853/FUL - Detached replacement garage with room in the roof, approved 10/05/2018

REPRESENTATIONS

Seend Parish Council: no objection

Wiltshire Council Highways Officer: no objection, commenting “I note that the changes will have no negative impact on the parking and as such I am happy to offer no highway objection”

Third Party representations: one representation was received from the occupiers of No.42 Seend Cleeve, commenting “ I would support the application and have no objections except would like to

see the completed structure finished in bricks complementary to the house and my house (same construction) and that the pitch of the roof is also in line with the two houses so that it is in harmony with the surrounding buildings".

ASSESSMENT

The application site relates to No.44 Seend Cleeve, a detached 1½ storey chalet-style bungalow with a rearward side garage; being within a row of originally similar properties set along the south side of the street. The plot climbs away from the street.

The property has previously been extended to the rear and a large first floor rear balcony is in evidence. There is no planning history available for this.

To the RHS (west) is No. 42 and to the LHS (east) No. 46. On the opposite side of the street is the grade 2 listed former Primitive Methodist Chapel. Open farmland lies to the rear (south) of the site.

The Proposals:
This application proposes demolition of the existing garage and its replacement by a 42m2 footprint garage/ workshop with room above. The building would measure approximately 4.2m wide x 10m long x 2.9m to the eaves and 5.8m to the ridge. It is proposed to insert roof light windows in the eastern roof slope facing across the garden.

The building would be finished with materials to match the main house (concrete roof tiles and concrete facing brick).

The building would be the same design and scale as the garage/workshop previously approved under planning approval reference 18/02853/FUL, except that the balcony has been omitted from the proposed plans subject of this application and the garage door proposed now is slightly wider and higher.

Impact upon amenity of occupiers of neighbouring properties:
The building would be sited immediately adjacent to the boundary with No. 42. The massing of the building would have a clear presence alongside the garden of No.42, however, considering the breadth of garden available at No. 42, it is considered on balance that it would not materially harm the amenities of the property.

Furthermore, the building would be sited in the same location as the garage/workshop previously approved and would be constructed to the same scale. It is therefore considered that with no material changes to current local or national planning policies (relevant to this proposal) and as the proposed development is not materially different from that previously approved, the building is considered acceptable.

Impact upon visual amenity:
The adopted Wiltshire Core Strategy (WCS) Core Policy 57 requires a high standard of design in any new developments including alterations or extensions to a dwelling. Development is to create a strong sense of place through drawing on local context and being complementary to the locality.

The policy seeks for any new development to positively respond to the existing townscape and landscape and effectively integrate into its settings.

The comment received from the occupier of the neighbouring property with regard to roof pitch and building materials have been duly noted.

However, the building subject of this application would be the same design, scale and constructed of the same materials (to match the host dwelling) as that previously approved and with no material changes to current local or national planning polices (relevant to this proposal) to warrant otherwise, the proposal is considered acceptable.

The building would be set to the rear of the dwelling where it would not be prominent within the streetscene and would not have a material impact on the character of the area.

Conclusion:
In conclusion the proposals seem fitting with regards to scale, design and materials. The proposal is considered acceptable in the context of its surroundings and is in accordance with the general criteria set out in the aforementioned policies of the local development plan.

Conditions: (6)

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 and documents:

Application Form
Location Plan
DRG NO. 1742-1 Issue 2, Plans
DRG NO. 1742-2 Issue 2, Proposed Block Plan 1:200

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 used in the existing dwelling on the site.

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

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of the building hereby permitted.
REASON In the interests of the amenities of the area and to enable the local planning authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight shall be formed or inserted in the southwest-facing roofslope of the development hereby permitted.
REASON In the interests of neighbouring amenity and privacy.

6 The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 44 Seend Cleeve.
REASON The accommodation is sited in a position where the local planning authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit use of the building for purposes unrelated to the residential use of the dwelling at No. 44.

Informatives: (1)

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.