DELEGATED REPORT

Application Reference:	PL/2023/11225
Application Type:	Planning Permission (Householder)

Site Address:	45 Christopher Drive, Chippenham, SN15 3UT
Proposal:	Side extension, part single storey and part two-storey, and other alterations to suit, including dropped kerb extension, for reconfigured 2-space parking area and relocated bin storage/collection point, enclosed on three sides and top.
Recommendation:	Planning Permission be GRANTED

SITE DESCRIPTION

The application site is a semi-detached dwellinghouse with rear garden located within an established sub-urban estate of Chippenham. The property to the east, no.46 forms the attached dwelling of the pair, to the west is no.44 and to the rear the site is bound by properties accessed off Anglesey Mead. The property is of a buff brick elevation with darker brick window sills, set under clay pantile roof; other dwellings within the locality display a mix of elevation materials including red brick (including neighbouring no.44) and render (nos. 43 and 42 and also properties on the opposite side of the road), although the roofs are more consistent in appearance. Parking is currently set out at the side of the property, which also allows access to the rear of the property and garden.

The site is not within any conservation area and there are no listed buildings within the vicinity; the site is not subject to any other designations.

PROPOSAL

This planning application seeks permission for a part two-storey part single-storey side extension with associated re-organisation of vehicle parking layout with extension of dropped kerb. The width of the extension is 1.4m; the eaves level of the two-storey element is the same level as the existing eaves level, although the ridge line is very much subservient given the relatively narrow depth of the two-storey form. The proposed materials are natural brick to match elevation, set under a zinc, standing seam roof on both the two-storey and single-storey elements. The Applicant confirmed during the course of determination that brick type and colour is an inverse of those on the existing dwelling, i.e. darker brick in the main with buff brick window and door headers.

The property is not listed and the internal changes shown do not require planning permission. A new bin store, updated to be shown to the rear of the property (initially shown at the front of the curtilage), is also shown.

Revised plans were submitted during the course of determination to re-locate the proposed bin store from the front of the property to the rear, and also provide further information regarding the material choice.

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, and the provisions of the National Planning Policy Framework (para. 2), applications for planning permission must be determined 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 2011 (NWLP)(adopted June 2006).

Wiltshire Core Strategy (WCS, Adopted January 2015)

- Core Policy 41: Sustainable construction and low carbon energy
- Core Policy 57: Ensuring high quality design and place shaping

North Wiltshire Local Plan 2011 (NWLP2011, Saved Policies)
None applicable

National Planning Policy Framework (NPPF, December 2023)

- Section 2: Achieving sustainable development
- Section 4: Decision-making
- Section 12: Achieving well-designed places

In addition, the following is relevant as supplementary planning guidance / documents: National Planning Practice Guidance (PPG).

ISSUES

The main issues in the consideration of this application are:

- the principle of the development
- design, scale and appearance
- amenity

PLANNING HISTORY

Other than planning applications relating to the erection of the dwellings and associated works across the immediate locality, the site itself has not been subject to any applications previously.

CONSULTATIONS

Chippenham Town Council – No objection, stating:

> *"There is no objection to the proposed extensions, although a reassessment of the proposed materials to better assimilate with the local vernacular would be worthwhile. There is no objection to the proposed introduction of a second driveway parking space, which would be better if angled to avoid having to widen the dropped kerb and remove on-street parking opportunities. The remaining frontage area should include some soft landscaping and hard surfacing should be of a permeable material. The siting of the proposed bin store at back of pavement would not be visually appropriate and should be relocated elsewhere on the frontage/integrated into front boundary treatment."*

Highways Officer – No objection, commenting:

> *"I recommend that no highway objection be raised subject to the following Informative:*
> *The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at http://wiltshire.gov.uk/highways-streets to make an application."*

REPRESENTATIONS

None received.

ASSESSMENT

The principle of the development

The principle of ancillary extensions to domestic dwellinghouses is established as acceptable. However, the detail of such development must also be considered against other policies within the development plan as well as any other material considerations.

Design, scale and appearance

Core Policy 57 requires that development be of a high standard of design, drawing on the local context and being complimentary to the locality. Criterion (v) seeks the 'maximisation of sustainable construction techniques' and cross-references the objectives of Core Policy 41 in this regard.

In this instance, it is evident that the proposed extension design is differing in appearance from the host dwelling and also the surrounding dwellings. Given the relatively small form and mass, coupled with the set-back from the principal elevation, the inverse of brick toning on the extension is considered to be appropriate. In terms of the roof material, the Applicant has confirmed that this

choice of material represents a more contemporary, durable and sustainable choice as zinc has a long-life span, is durable, easily malleable and is a sustainable/recyclable metal option, that lends itself to more airtight 'warm roof' construction. It is also considered that, given the narrow width of the proposed extension, the lack of a need for projecting eaves detailing with this type of material is of benefit overall to the appearance. This meets one of the overall objectives of Core Policy 41, which is to: *"… incorporate design measures to reduce energy demand. Development will be well insulated and designed to take advantage of natural light and heat from the sun and use natural air movement for ventilation, whilst maximising cooling in the summer."* Such approaches are similarly supported in the NPPF (e.g. paragraph 164).

Thus, on balance the materials are considered appropriate; however, although the site is not within any conservation area, given the different nature and appearance of materials it is considered appropriate to require further details by way of Condition to ensure an appropriate quality of material is employed in the construction.

In terms of the proposed bin store, this was originally proposed at the front of the property but revised plans (in part in response to consultee comments) show this as being located to the rear of the property which is considered entirely acceptable.

Residential amenity

The proposed side extension will draw the dwelling closer to the boundary with the neighbouring property no.44 and that dwelling itself. This could potentially give rise to issues of loss of light and overlooking; however, given: (i) the relatively narrow span of the extension; (ii) the dropped ridgeline from the host dwelling; (iii) the part single-storey nature of the design; and (iv) the lack of any windows at first floor level on the side elevation of the proposed extension, no adverse amenity issues are considered to arise.

CONCLUSION

Based on the above considerations, and when assessed against advice set out in the NPPF, the relevant legislation and the considerations of Core Policies 57 and 41 of the Wiltshire Core Strategy, it is considered that the design, scale and form of the proposed extension is acceptable with no impact upon the amenity or living conditions of surrounding residents.

On this basis this application is recommended for approval in accordance with Core Policies 41 and 57 (WCS), and relevant sections of the National Planning Policy Framework.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

1. The works for which Planning Permission is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, 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:

   070224 Location Plan (date produced 29/12/2023) – received 29/12/2023
   070224-CD-BP-P: Block Plan as Proposed – received 13/02/2024
   070224-CD-E-E: Existing Elevations – received 13/02/2024
   070224-CD-E-P.revA: Proposed Elevations – received 20/02/2024
   070224-CD-P-E: Plans as Existing – received 13/02/2024
   070224-CD-P-P: Proposed Plans – received 13/02/2024

   REASON: For the avoidance of doubt and in the interests of proper planning.

3. No development shall commence above ground floor slab level until the exact details of the materials to be used for the external walls and roofs 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: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

INFORMATIVES TO APPLICANT:

The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at http://wiltshire.gov.uk/highways-streets to make an application."

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.

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.

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

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.