DELEGATED REPORT

Application Reference:	PL/2023/10024
Application Type:	Planning permission
Site Address:	Crossways, Park Lane, Cherhill, SN11 8XN
Proposal:	Remodel existing bungalow (side extension and first floor roof extensions as plans), single garage to frontage. (Resubmission of PL/2023/02064)
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application proposes extensions to the existing single storey dwelling of raising the roof, two storey side extension and single storey rear extension and a detached single garage.

The eaves height and roof of the bungalow are proposed to be raised including a two-storey extension to the north side.

The existing bungalow roof has a ridge line running east west with a side gable to the south, the proposed roof will turn the ridge 180 degress to have a ridge along the north south axis with a further gable projecting to the rear.

The new front roof slope will incorporate three dormer windows which includes the two-storey side extension to the north side approximately 2.7 metres wide, the raised roof extends over and incorporates the two storey side extension.

At the rear of the two storey side extension is a single storey flat roofed extension which takes the place of a conservatory lean-to extension, proposed approximately 3.9 metres deep by 3.4 metres wide. The single storey has a height of approximately 3 metres with a central lantern style rooflight.

To the front gardens a detached single garage is proposed to the northeast corner off the existing driveway.

A number of Lylandii Trees are show removed to the front and rear of the site these were consented under a tree in a conservation area application approved 2023/09020 refers to fell 18 no. Leylandii trees, the proposal garage will be at the site of some of the removed Leylandii.

The proposed materials are of elevations finished in render with brick course detail at DPC and under first floor windows. The roof tiles are proposed in brown concrete double roman tiles. Doors and windows are proposed in cream UPVC double glazed units. The proposed garage is of render elevations with brown tiles to match the dwelling.

The existing footprint of the bungalow measures approximately 12 metres from east to west by approximately 7.6 metres with the addition of the single storey extension which is another 3 metres in width and 10 metres in length. The footprint of the proposed extended property which proposed a two storey in place of the single storey extension is measures approximately 12 metres from east to west by approximately 10.4 metres total width.

First Floor Roof Extension

The proposed first floor accomodation is partially within a new roof space with three dormer windows proposed to the front elevation (east) The ridge of the proposed roof is to run north south parallel to the proposed principal elevation to face the highway of Park Lane. The side elevations, south and north have a wide gable elevation approximately 7.8 metres in span. A rear gable extends out of the proposed rear roof with the ridge height level with the main roof and extends to the rear by approximately 4 metres with a gable elevation approximately 7 metres in width.

The principal elevation has a central front door with a ground floor window to either side, at first floor level are three dormers for first floor rooms which are partially within the roof space. The eaves of the existing bungalow are approximately 2.35 at the front and rear elevations with a eaves height to 3 metres at the existing taller south end gable.

The eaves of the proposal are shown at approximately 3.9 metres, the flat roof has a height of approximately 3 metres. The flat roof element has a central roof lantern. The rear elevation has a range of four double glazed patio doors central to the rear gable with a four pane wide window above with Juliet balcony feature.

The proposal adds a first floor above the existing single storey bungalow in addition an extension at two storey to the north side over the footprint of an existing single storey extension. The extension is approximately 8 metres in depth from front to back (east to west) of a two-storey north side gable elevation with a single storey flat roof extension to the rear approximately 3.9 metres in depth.

The side two storey with flat roof single storey elements are approxiamtely 2.7 metres in width in place of an existing single storey lean-to garage and conservatory which is currently of a lean-to roof with timber elevations, measuring 3 metres in width and projecting along the north side of the existing bungalow by approximately 10 metres.

Single detached garage

The proposed garage has a gable pitched roof, materials are of render elevations with double roman brown tiles to the roof to match the roof of the house. The drawings show the garage is approximately 4 metres in width and 6 metres in length, with a single garage door to the front (Southwest) elevation and a personal door to the northwest side elevation. The garage is proposed sited to the front northeast corner of the site at an oblique angle to the front boundary with Park Lane and the rear towards the corner of the garden.

The driveway and grounds

The drawings show the existing driveway is unaltered the garage is sited to the northeast corner of the front garden where existing trees are to be removed which have previously been consented 2023/09020 refers.

Window colour confirmed

During the life of the application the replacement window materials for the dwelling have been confirmed as cream uPVC double glazed units, the rear patio doors are in grey.

Revised plans

A revised proposed elevations and floor plan drawing was received during the life of the application to show a door and window at ground floor level to the north side elevation.

SITE DESCRIPTION/CONTEXT

The property known as Crossways, Cherhill is a detached single storey dwelling set within a relatively large plot.

Cherhill is a small village surrounded by countryside and within the Calne Community Area as designated within the WCS. The village is washed over by the North Wessex Downs National Landscape Management Area (formerly Area of Outstanding Natural Beauty) and lies within Cherhill Conservation Area. Listed buildings are located close to the site, 3 Park Lane to the north boundary and Tudor Cottage approximately 30 metres to the northeast.

The front garden is approximately 13 metres deep before the highway at Park Lane, the south side garden is approximately 10 metres wide from to the south side elevation to the south side boundary with neighbouring property known as 1 Park Lane, the rear garden extends to approximately 17 metres before meeting the boundary with gardens of no. 4 The Street Cherhill. The property is located closest to the north boundary of the site at approximately 700 mm from the common boundary with Whytways no. 3 The Street.

The existing bungalow is of faced block with double glazed replacement windows and doors in uPVC replacement double glazed units with an oak colour finish. The roof tiles are concrete.

The property is set within a relatively large plot approximately 22 metres wide by 45 metres deep the building is within the north half of the plot the south half is laid to grass. The site has neighbouring dwellings to the boundaries, to the north are two listed buildings known as 3 Park Lane and Tudor Cottage.

Further neighbouring properties are a detached dwelling known as no. 1 Park Lane to the south. A detached bungalow to the north known as Whyteways, The Street and to the rear (west) boundary are the gardens of no. 4 The Street.

PLANNING HISTORY

PL/2023/02064 – Extensions to house to include a second storey - Withdrawn

PL/2023/09020 – 18 x Leylandii trees fell – Decision Made.

05/02611/TCA – Fell two conifers

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 8: Spatial Strategy for Calne Community Area
Core Policy 51: Landscape including National Landscape (formerly North Wessex Downs AONB)
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Ensuring the conservation of the Historic Environment
Core Policy 61: Transport and Development
Core Policy 64: Demand Management

National Planning Policy Framework 2023 (NPPF)
Section 2: Achieving sustainable development
Section 5: Delivering a sufficient supply of homes
Section 6 Building a strong, competitive economy
Section 12: Achieving well designed and beautiful places
Section 15: Conserving and enhancing the natural environment
Section 16: Conserving and enhancing the historic environment

ISSUES

- Principle of Development
- Scale and design
- Landscape and visual impacts – including impact on the North Wessex Downs Natural Landscape (formerly AONB)
- Heritage
- Residential amenity
- Access and parking

CONSULTATION

Cherhill Parish Council – No objection

Wiltshire Highways – No objection subject to conditions:

> *The proposals include an increase in bedroom quantum from a 2-bed dwelling to a 3-bed dwelling, the double garage and parking area shown on the proposed plans would be sufficient to satisfy the minimum residential parking standards set out by Wiltshire Council and this element is therefore acceptable. The driveway, garage and parking area would appear sufficient to accommodate parking in accordance with standards, the driveway would also enable vehicles to turn within the curtilage and enter/exit the public highway in a forward gear.*
>
> *There was resurfacing proposed for the access with the public highway, it is unclear if this is still proposed, as suggested within the previous response to application PL/2023/02064 this would be required to be a consolidated surface for at least the first 5m from the carriageway and will require a licence/permit in order to carry out the works.*
> *I would not wish to raise an objection with regard to highways subject to the following condition and informative, if required:*
>
> ***SURFACING***
> *The development hereby permitted shall not be first brought into use/occupied until the first 5m of the access, measured from the edge of the carriageway and/or whole of the parking area, has been consolidated and surfaced (not loose stone or gravel). The access shall be*

maintained as such thereafter.
REASON: In the interests of highway safety

INFORMATIVE
The proposal includes alteration to the public highway, consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license 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 the vehicle access team on telephone 01225 713352 or email vehicleaccess@wiltshire.gov.uk for further details.

REPRESENTATIONS

The application was publicised by direct neighbour letter and a site notice was displayed.

Two representations have been received in support of the proposal which are set out below:

- *Having had their previous application rejected (unjustifiably in my opinion), I believe the applicant has made more than significant, and the necessary changes to satisfy all previous legitimate objections. This existing house is dilapidated internally, and structurally unsound in places. The applicant means to address these issues with the latest application, and build a beautiful home, based around the original bungalow, that will be more in keeping with the adjacent properties. As an immediate neighbour of this application, I give my unreserved approval to this application,*

- *The new application addresses the objections I made to the previous application. The new design will enhance the neighbourhood and I therefore have no objection to the present design and give my wholehearted approval.*

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. The National Planning Policy Framework (NPPF) is a key material planning consideration. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

Principle of Development

Decisions on planning applications are made in accordance with the policies contained in the Wiltshire Core Strategy and government guidance.

The site is located within the village of Cherhill which is a small village outside of any settlement boundary within the Calne community area as identified within the Wiltshire Core Strategy and as such it is located within the open countryside.

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

Scale and design

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. Sections 12 of the NPPF expects a good standard of design.

Extensions to dwelling.

The proposal will bring the existing single storey dwelling to be a two-storey dwelling. The eaves height will be raised to approximately 3.9 metres the first floor will be partly within the raised roof with dormer windows to the front and rear. The proposed materials and detailing are considered to be of good quality the design proposes a building to be in keeping with nearby properties of more recent construction and of similar characteristics, examples are no. 1 and no. 1 A Park Lane. The proposals are to an existing building set within a relatively large plot set back from the highway by approximately 10 metres, the principal elevation will have a central front door facing the highway which is in keeping with the setting of neighbouring properties of similar style and scale at no. 1 and 1 a Park Lane.

The proposed extensions are considered to be in keeping with the street scene and of high quality to improve the design and character of the existing dwelling within the street scene.

Single garage

The proposed single garage is set to the front of the house towards the highway, the existing access and driveway parking is unaltered. The garage is set to the northeast corner of the site and is proposed to be constructed in materials to match the proposed dwelling, the scale and orientation of the garage is considered to be in keeping and subservient to the dwelling and setting of the area when viewed from Park Lane.

The Cherhill Parish Council have no objection to the proposals.

Two representations have been received from neighbouring occupiers which support the proposal.

The proposals are found to be of good design, quality materials, the scale and siting that are in accordance with the provision of CP 57 to the WCS.

Landscape and visual impacts – including impact on the National Landscape

Core Policy 51 states that development should protect, conserve and where possible, enhance the landscape character. Section 15 of the NPPF expects decisions to ensure the protection and enhancement of valued landscapes.

The proposals are to form the existing single storey dwelling into a two-storey house, the first floor accomodation is partially within the roof space and has dormer windows facing the highway at Park Lane. The property is set within a relatively large site, the single garage is to the front garden.

The proposed development will be in similar scale and style to neighbouring properties within the locality and is considered to integrate effectively within the street scene, the area has established trees and hedges to the boundaries and sides of the lanes within the village, the proposals will be of the same footprint as the existing dwelling with the roof raised of similar design to neighbouring properties.

It is considered the proposal will integrate within the existing village and when viewed from the surrounding countryside due to the scale and materials in keeping with neighbouring buildings the National landscape setting will be protected in accordance with CP 51 of the WCS.

Heritage

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for works which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities in determining planning applications affecting a Conservation Area to pay special attention to the desirability of preserving or enhancing the character or appearance of that conservation area.

Core Policy 58 states that development should protect, conserve and where possible enhance the historic environment. Section 16 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

The property is within the Cherhill Conservation Area. A Listed building known as 3 Park Lane is to the north boundary. No. 3 Park Lane is approximately 30 metres to the north and is situated at the junction of Park Lane and The Street. There is a detached double garage and vehicular access to the rear garden close to the boundary which is a replacement garage granted planning permission under ref: 19/01609/FUL close to the proposal site and in particular the proposed detached single garage.

The listed building known as Tudor Cottage is approximately 50 metres to the northwest with a large rear garden extending to approximately 40 metres to the south directly opposite Crossways, the gardens are bounded by established trees and hedges to the west side garden boundary with Park Lane.

The Conservation Area is of detached two storey dwellings with fairly generous gardens enclosed by established trees and hedges the lanes are lined with raised grass banks and established hedges, dwellings are set away from the single-track lane lined with grass banks as in the case of Crossways.

The listed buildings have relatively long rear gardens at approximately 30 metres in length giving some separation from the proposal site, also no. 3 Park Lane has a relatively new detached garage to the rear boundary. Tudor Cottage lies approximately 50 metres northeast of the site in well established gardens bounded by well-established planting and trees.

Due to the intervening garage building, trees, established hedgerow boundaries and the distance and orientation of the listed buildings it is considered the proposed development will preserve the setting of the listed buildings causing no harm to the heritage assets.

The proposal replaces the existing modern bungalow of faced blockwork with a proposal of sufficient quality which is considered to blend effectively with neighbouring properties, the setting of the Conservation Area is considered to be preserved.

It is considered there is no harm to the significance of the heritage assets and the proposal is found to be in accordance with CP 58 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.

The neighbouring property most sensitive to the site is Whyteways, a detached bungalow to the north boundary of the development. The rear elevation of Whyteways is approximately 14 metres from the boundary with Crossways, the proposal is to the southeast corner of the rear gardens of Whyteways where the building is parallel to the common boundary for approximately 9 metres, the total width of the rear gardens of Whyteways extends to approximately 28 metres and bounds the remaining rear gardens of Crossways for approximately 20 metres.

The proposed side gable elevation facing Whyteways has no openings proposed at first floor level. The two storey extension and single storey element comes towards the boundary with Whyteways in place of the existing single storey conservatory and lean-to garage.

A representation of support has been received from the occupier of Whyteways.

While the proposed development to raise the height of the existing property at Crossways is to the south of Whyteways, due to the distances and siting towards the southeast the proposal is considered not to result in unacceptable impacts from overshadowing or overbearing and there will be no overlooking due to the development.

The proposal is considered to be in accordance with CP 57 of the WCS in terms of amenity.

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.

The existing driveway access and parking arrangements are off Park Lane and parking is to the front (east) of Crossways within the front gardens with an attached single garage to the north side. No alterations are proposed to the access or the driveway parking arrangements. The existing garage will be lost due to the two storey side extension. The proposed detached garage is to be sited to an area of existing front garden where trees are to be removed and will provide additional parking for one vehicle.

The Wiltshire Highways Parking Standards would require three off street parking spaces for a four-bedroom dwelling. The proposed dwelling has a first-floor bedroom arrangement of three bedrooms, there is potential for the ground floor study to be used as a fourth bedroom.

The off-street parking at the proposed property of three car spaces can be achieved in accordance with the Wiltshire Parking Standards and the Highways Engineer notes that vehicles are able to turn within the site to leave in forward gear.

There is no suggestion the driveway or access will be resurfaced as part of the proposal. However, the Highways Engineer has suggested that resurfacing should be of consolidated material and has proposed a planning condition be added to any planning permission. Because of there is no suggestion that the access is to be resurfaced, it is considered necessary to alter the wording of the condition so as to refer to any resurfacing undertaken, rather than prohibiting occupation until a resurfacing is undertaken.

The Highways Engineer has commented that while there no alterations are shown to the access and driveway in terms of surfacing, should there be alterations proposed an informative is given to be included in any planning decision. The informative to advise of a highway licence for alterations to the access and to give the recommended surface required. The informative can be included in any planning permission the condition would not be considered necessary to this application, the informative would require a licence with the Highways Department for any work to the access including surfacing.

The proposal is found to be in accordance with CP 61 of the WCS in terms of the access and CP 64 of the WCS parking arrangements.

CONCLUSION

The proposal is considered to be acceptable in respect of siting, scale, materials, details and design. The development is not considered to impact unduly upon the character of the area, highways safety or on the living conditions of neighbours. The Landscape setting of the North Wessex National Landscape is preserved. The setting of nearby listed buildings and the Conservation Area would be unharmed. The proposal is therefore found to be in accordance with Core Policies CP 51, CP 57, CP 58, CP 61 and CP 64 of the Wiltshire Core Strategy and relevant sections of the National Planning Policy Framework.

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 and documents:

Drawing no. lolo/CAM/2023/4 - Site Location Plan 1:1250 Scale and existing and proposed block plan 1:250 Scale - received 21st November 2023

Drawing no. lolo/CAM/2023/1 - Existing floor plans and elevations 1:100 Scale - received 21st November 2023.

Drawing no. lolo/CAM/2023/2 - Proposed floor plans and elevation 1:100 Scale - received 30th November 2023.

Drawing no. lolo/CAM/2023/3 - Proposed garage floor plans and elevations 1:100 Scale - received 21st November 2023.

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

3 Any resurfacing of the access shall take the form of the first 5m, as measured from the edge of the carriageway and/or whole of the parking area, being consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

INFORMATIVES:

The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license 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 the vehicle access team on telephone 01225 713352 or email vehicleaccess@wiltshire.gov.uk for further details.

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 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.

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.