CASE OFFICER'S REPORT

Application Reference:	PL/2023/09571
Application Type:	Householder planning permission
Consultation ends:	5th December 2023
Case officer:	Samantha Stockley

Site Address:	80 Pauls Croft, Cricklade, Swindon, SN6 6AL
Proposal:	Single Storey side extension
Recommendation:	Approve with Conditions

SITE DESCRIPTION

The application relates to 80 Pauls Croft, Cricklade, an end-terraced two-storey dwelling. The existing dwelling has a pitched roof with a side gable featuring a modest porch to the front and a conservatory to the rear.

The existing external materials comprise brick walls, a tiled roof and uPVC windows and doors. The site is afforded ample side garden amenity space as well as amenity space to the rear. Parking to the front. A 2m fence binds the site.

The site's locality consists of estate housing of a traditional design. Various brick/render and cladding types and finishes contribute to visual interest across the street scene. Small front gardens/drives add further visual enrichment to the street scene.

Services would be retained as existing.

PROPOSAL

The new single-storey side extension has a roof pitch to match the existing dwelling. It has also been set back 300mm from the front face of the existing
building. The front elevation will be finished in brick to match the existing and have a matching Tile. Rear and side elevations will be finished in a white render. Apertures will be finished in matching material to the host dwelling. The proposed would be 4.8m by 6m.

RELEVANT PLANNING HISTORY

ENF/2022/00618, Allegedly installed a driveway to garden & extension, No Breach Found, 23/08/2022

N/98/00498/FUL, EXTENSION & CONSERVATORY EXTENSION & CONSERVATORY, Not Known,20/04/1998

POLICIES

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

National Planning Policy Framework (NPPF)

4. Decision-making
8. Promoting healthy and safe communities

12. Achieving well-designed places

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 57: Ensuring High Quality Design and Place Shaping

Cricklade Neighbourhood Plan March 2018

Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:
"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

Section 70(2) of the Town and Country Planning Act 1990 provides that:
In dealing with an application for planning permission, the authority shall have regard to:

- the provisions of the development plan, so far as material to the application,
- a post-examination draft neighbourhood development plan, so far as material to the application,
- any local finance considerations, so far as material to the application, and
- any other material considerations.

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).

PLANNING ISSUES

- Principle of development
- Impact on the character and appearance of the area
- Neighbour amenity

CONSULTATIONS

Cricklade Town Council: Support
"This application is for an additional room to the side of the property. It is a large extension and will occupy existing side garden with a small gap at the side. The application does not state the purpose of the room, but it does include a storeroom and a WC/Shower room which suggests it could perhaps be used as an additional bedroom. The plans suggest that parking would not be an issue if it were an additional bedroom as there seems to be good provision already. It is proposed that the extension would be finished in white render rather than brick to match existing however there are houses in the area where white render has been used. The style of window is unusual but not out of place.

Cricklade Town Council unanimously voted to Support this application."

REPRESENTATIONS

No public representation were received in relation to this application.

Principle of development

The principle of domestic alterations is acceptable in accordance with the provisions of Policy CP57 of the Wiltshire Core Strategy.

Impact on the character and appearance of the area

Core Policy 57 requires a high standard of design in all new developments and ensures that development responds positively to the existing townscape and landscape in terms of building layout, built form, height, mass, scale, building line, plot size, design, materials, and streetscape.

The proposed would be situated on the side elevation at ground floor level. The proposal is both modest and minor in scale and would not be harmful in design terms. The materials would be matching to the existing with the proposed render to the side and rear similar to surrounding properties. There would be no harm to the character or appearance of the host dwelling or local area.

Neighbouring amenity

Section vii of Core Policy 57 of the WCS refers to the need to protect the amenities of existing occupants and to make sure that appropriate levels of amenity are achievable within the
development itself. Additionally, Paragraph 130 (f) of the NPPF states planning decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the equality of life or community cohesion and resilience.

In consideration of any impact on neighbour amenities, the submitted plans confirm that the additional built development would be contained within the existing building lines and domestic curtilage. The windows would be at ground floor level and look to the front and rear elevations. The proposed side elevation bathroom window would look onto a fence but can be obscured for amenity should the existing boundary treatment change in the future. This can be secured by condition.
Therefore, it is considered that the proposal would not result in any overbearing impacts or loss of light or privacy to any neighbouring dwellings, and the proposal would be acceptable in amenity terms in accordance with the provisions of Core Policy 57 of the WCS the NPPF.

CONCLUSION

The proposed extension and associated works could not be deemed to be unacceptable in terms of location scale, materials and design. In addition, the proposal is located within the settlement boundary of Cricklade. The proposed development accords with the objectives of core policies in the WCS and the aims of the NPPF.

Conditions: (3)

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:

Revised Proposed floor plans and elevations REV A received 19/02/2024
Proposed Block Plan received 6/11/2023
Location Plan Receive 6/11/2023

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

3 Before the development hereby permitted is first occupied the window in the ground floor extension bathroom to the side elevation shall be obscured to an obscurity level of no less than level 3 and the window shall be permanently maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

Informatives: (1)

4 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.