DELEGATED REPORT

Application Reference:	PL/2024/00408
Application Type:	Householder Planning Permission
Site Address:	Springfield, Bradford Road, Hawthorn, Corsham, SN13 0NZ
Proposal:	Proposed raised roof pitch with dormers to accommodate rooms within the roof space.
Recommendation:	Planning Permission be GRANTED.

PROPOSAL

This application seeks planning permission for the remodelling of an existing 3 bedroomed residential bungalow to create a two storey 5 bedroomed dwelling.

The “householder” application form has been completed and there is no suggestion that the extensions and alterations would be for any other purpose than that associated with the occupation of ‘Springfield’ as a domestic dwelling.

DESCRIPTION/CONTEXT

Springfield is a detached bungalow, located in Hawthorn, Corsham. The dwelling is set back from the road, surrounded by mature hedging. The proposal seeks to extend and alter an existing dwelling to create more internal habitable space by the creation of a first floor.

The application site is part of the Western Wiltshire Green Belt.

This application is not covered by any landscape, conservation or ecological designations. It is noted that the south eastern escarpment of the Cotswolds AONB (Cotswolds National Landscape) is positioned to the western side of Bradford Road, approximately 26m west of the application site.

PLANNING HISTORY

N/06/00712/S73 - Renewal of Planning Consent for New Double Garage – Approve with Conditions

N/01/00386/FUL - Single Storey Extension; Double Garage; New Roof Construction Complete to Form First Floor Accommodation - Approve with Conditions

POLICIES

- National Planning Policy Framework (NPPF)

- Wiltshire Core Strategy Policies (WCS): CP51, CP57, CP61, CP64

ISSUES

- Principle of Development
- Green Belt
- Design, Scale and Materials
- Residential Amenity
- Access and Parking
- Landscape
- Archaeology

CONSULTATION

Box Parish Council: No objection.

Wiltshire Council Archaeology: No comment.

Wiltshire Council Highways Engineer: No objection.

> *'refer to the above planning application dated 16/01/2024 seeking permission for a proposed raised roof pitch with dormers to accommodate rooms within the roof space.*
>
> *There are no proposals to alter the existing access with the public highway, the access is located off a private access road with connection to the B3109 Bradford Road. A PROW footpath BOX49 is located over the private access, which I would assume there are access rights over for vehicles.*
>
> *The existing dwelling is a 3-bed unit which by virtue of the proposals would become a 5-bed unit.*
>
> *This increase in bedroom quantum would require the applicant to provide an additional vehicle parking space within the site curtilage. The private access road appears to be shared with the adjacent property and a substation. The site curtilage would appear to be able to accommodate at least 4 vehicles and allow for space to manoeuvre in order that vehicles can enter and exit the public highway in a forward gear.*
>
> *In terms of highway safety and capacity I would therefore not wish to raise an objection to the proposals.'*

REPRESENTATIONS

Consultation has been carried out and no representations have been received.

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. 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).

Principle of Development

The principle of domestic extensions and alterations within the curtilage of existing dwellings is considered acceptable. The detail, however, must be considered against relevant policies in the development plan. That consideration is set out below.

Green Belt

The application site is wholly contained within the Green Belt.

The Government attaches great importance to Green Belts and new development within the Green Belt is highly restricted by national planning policy. Paragraph 154 of the NPPF requires that any development within the Green Belt is assessed against a number of tests to ascertain whether it is "appropriate". Paragraph 6.87 of the supporting text to CP51 Landscape states that applications for development within the Green Belt will be determined in accordance with national planning policy.

Consideration has been given to paragraph 154 of the NPPF which would give the various forms of development which are appropriate within the Green Belt, in particular exception (c). Sub-paragraph (c) permits an extension or alteration of a building *"provided that it does result in disproportionate additions over or above the size of the original building"*.

In considering the exceptions within Paragraph 154 in relation to the proposal, it could be considered inappropriate development. However, the proposals are considered to be an appropriate increase which is reasonable and does not represent a disproportionate addition to the original building and property and would be demonstrably compliant with paragraph 154(c). Consequently, it is considered the proposal is acceptable in principle and would not constitute inappropriate development within the Green Belt. Furthermore, are proposed has partial screening from existing mature hedging to the front and set back from the road, so it is not significantly prominent within the Green Belt and would present no harm to the openness.

In this particular instance, the proposal is a modest addition and is not disproportionate with the original building. On balance, the additional floor space would remain passive to the main house, which would be read in an established residential context. Accordingly, the proposals are not inappropriate development and would not harm the character or openness of the Green Belt.

Design, Scale and Materials

Core Policy 57 of the WCS requires new development to respond positively to existing landscapes in terms of building layout, built form, height, mass, scale, building line and materials in order to effectively integrate the building into its setting.

The existing dwelling is of no particular architectural merit, and its contribution to the street scene is neutral. Currently, the bungalow's ridgeline measures approximately 4.2m, the proposed scheme will see a ridgeline of 6.1m, an increase in overall height of circa 1.9m. It is acknowledged that on both sides of the application site are bungalows, 'Glen Avon' to the south, 'Kingscote' to the north. The increase in scale and height of the dwelling as a result of development taking place is not considered to be unacceptably out of character with that of the locality or conflict with a landscape or heritage policy constraint. Whilst the scheme proposes reasonable alterations which encompass the existing dwelling, they would not constitute a prominent or incongruous feature nor would the totality of the proposed works in this instance be considered overdevelopment.

The increase in ridge height and creation of a first floor, would lead to an addition of somewhat larger scale but remains in proportion with the dwelling and would not unacceptably impact upon the visual amenities of the locality due to the mature hedging and boundary treatments which would remain. Given that the footprint of the dwelling would remain unchanged, the associated parking and garden area will also be unaffected by the proposed development.

The existing dwelling is externally rendered, with a corrugated sheet roof, the proposal seeks to improve the external materials with render match the existing external materials, with grey fibre cement slate roof, with grey UPVC fenestration and timber boarding to front and cheeks of the dormer windows. The design of the proposed development appears to respond positively to the existing built form and remains considerate to the surrounding properties

The proposal is considered to be acceptable in terms of size, design and materials and complies with the requirements of CP57 to the Wiltshire Core Strategy (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 dwelling is positioned within a small cluster (trio) of dwellings, with immediate adjacent neighbouring properties 'Glen Avon' to the south, 'Kingscote' to the north. Given the appropriate scale of the extensions and the site circumstances, it is considered that they would not give rise to any unacceptable impacts in relation to loss of light or overbearing impacts. In terms of overshadowing, to immediate neighbours 'Glen Avon' to the south, 'Kingscote' to the north being bungalows; it is considered that the design and form the extension and the neighbouring property ensures that the resulting impacts upon amenity and living conditions of the occupiers would not be of an unacceptable level. Whilst it could be preferable for the roof to be hipped, the design is

increasing the ridge height, approximately 1.9m with a gabled roof, which would not result to any unacceptable impacts to immediate neighbouring amenity.
Whilst there is introduction of new glazing and openings to the first floor it is considered that due to the site circumstances and orientation of the dwelling that the proposed fenestration at second storey level would not result in an unacceptable level overlooking of private spaces. Given the siting of the property being positioned in line with Glen Avon, it is concluded that the proposals will not lead to an unacceptable level of loss of light or overshadowing to its immediate neighbours. The proposals do not include the addition of any new first floor windows to the side elevations (north and south) which would not result to any loss of privacy to immediate neighbours. The orientation and siting of the dormer windows to the front (west elevation) and single rooflight window to the rear (east elevation) would not result in an unacceptable degree of overlooking, as they would primarily overlook the curtilage of the dwelling, and their inclusion is considered acceptable.

In the context of the nature and layout of the development, there is considered to be no unacceptable impacts upon the amenities and living conditions of neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

Landscape

The application is not located within a landscape designation, however it is noted that the south eastern escarpment of the Cotswolds AONB (Cotswolds National Landscape) is positioned to the western side of Bradford Road, approximately 26m west of the application site, so Core Policy 51 and Chapter 11 of the NPPF is applicable. With regards to impacts on the AONB, Core Policy 51 of the WCS and Policy CE1 the Cotswolds Management Plan and position statement seek to ensure that the landscape character, scenic quality and geological features of the AONB are conserved, and where possible enhanced. The site is located within the Cotswolds Area of Outstanding Natural Beauty where the impact of development on the wider landscape is an important consideration.

Additionally, Core Policy 57 indicates that proposals should relate positively to its landscape setting by ensuring that important views into, within and out of the site are retained and enhanced. Core Policy 51 requires that proposals affecting the AONB shall demonstrate they have taken account of the objectives, policies and actions set out in the Management Plans for these areas.

Due to the application proposing predominantly modest alterations to the existing envelope of the dwelling there would be not any unacceptable impacts on the character and appearance of the area or AONB as a result. Due to the secondary scale of the proposal and the design being read within an existing residential curtilage, there is considered to be no harm to the openness of the AONB. It is considered that the proposal complies with CP51 and CP57 to the Wiltshire Core Strategy and Cotswolds Management Plan 2023 - 2025: Policy CE1 (Landscape).

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.

Section 9 of the NPPF expects development to ensure safe and suitable access to the site can be achieved for all users and that development can be refused on highways grounds if there would be an unacceptable impact on highway safety.

The proposals seek to increase the bedroom quantum from three to five, Wiltshire Council's minimum parking standards require that a dwelling with 4+ bedrooms provide a minimum of 3 parking spaces. The dwelling provides sufficient space to accommodate the minimum parking requirements within the existing off-road driveway. The highways engineer has been consulted and provides no objections.

The curtilage provides sufficient off-road parking for the dwelling to accord with minimum parking requirements, hence there are considered to be no implications for parking, highway safety or road network capacity as a result of development taking place and thereby compliant with CP61 and CP64 of the WCS.

Archaeology

Planning records indicate that the site is in an archaeologically sensitive location. The archaeology officer has been consulted on the proposal and has raised no objections or requirements for a site assessment and there is no reason to conclude otherwise.

CONCLUSION

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The proposal does not cponstitute inappropriate development in the green belt and the above report has shown that this proposal is in accordance with the Wiltshire Core Strategy Policies: CP57, CP58, CP61, CP64 and the NPPF, as it is of an acceptable design and will not have a detrimental effect on the character and appearance of the area which includes the identified nearby heritage assets, host dwelling, neighbouring amenity or highway safety. It is therefore recommended that this application is 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:

Existing Elevations 1061-S-02

Existing Ground Floor Plan 1061-S-01
Location and Block Plan 1062-001
Proposed Elevations 1061-P-04
Proposed First Floor Plan 1061-P-02
Proposed Ground Floor Plan 1061-P-01
Proposed Roof Plan 1061-P-03

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

PLUS STANDARD INFORMATIVES / CIL