DELEGATED REPORT

Application Reference:	PL/2023/10272
Application Type:	Householder Planning permission
Site Address:	CHALFONT, DEANSWAY, CHIPPENHAM, SN15 1QY
Proposal:	Two Storey Extension to East Elevation. Dormer Window to North Facing Roof Slope and Replacement Garage
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for a two storey extension to east elevation. Dormer window to north facing roof slope and replacement garage. The proposed development will see the construction of a two-storey side extension. The existing garage will be replaced and a dormer will be constructed on the rear elevation.

The walls will be constructed of rendered masonry with profiled concrete tiles to the roof slopes. The replacement windows will be slim profile aluminium. A sand faced brick will be used as a plinth and feature detailing around window reveals.

SITE DESCRIPTION

Chalfont is an existing detached dwelling, located on the east side of Deansway, an established residential street to the north of the centre of Chippenham. The street comprises mostly semi-detached properties built in the early 1920's to late 1930's and of similar size and style.

The house is orientated perpendicular to the road with the house positioned towards the northern side of the plot. This creates large open lawn spaces to the south and east sides of the house. A gated driveway gives access to two single garages and the entrance to the house on its west side. The house is of 20th Century construction and is largely in its original configuration. The house is two storeys with a single storey store and utility structure connecting the house to one of the single garages.

There are no additional constraints in terms of conservation, ecological and heritage planning policy designations.

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 50: Biodiversity and Geodiversity
Core Policy 57: Ensuring High Quality Design and Place Shaping

North Wiltshire Local Plan 2011 (NWLP)

Saved Policy NE4:

National Planning Policy Framework 2023 (NPPF)

MAIN ISSUES

- Principle of Development
- Scale and Design
- Residential Amenity

CONSULTATION

Chippenham Town Council: No objection.

"*There are no issues with the proposed extension and alterations to the building, which appear sensitively designed. However, five trees are proposed to be removed and there is no Tree Survey submitted in order to fully understand the impact the development might have on existing trees. The Town Council has a strong preference for retaining trees. However, if it is determined acceptable to remove these trees, the it is requested that at least five replacement trees be planted on the site."*

REPRESENTATIONS

One representation received, summarised below and available in full under the application reference on the Council website. Submitted as no objection.

- Makes mention of a restrictive covenant which may have an impact upon carrying out the development.

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) and 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 principle of domestic extensions, alterations and/or outbuildings within the curtilage of existing dwellings is established as acceptable. The detail of the proposals must also be considered against other 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.

The proposal in this instance is made up of three distinct elements. The first being the two-storey side element, the creation of a dormer on the rear elevation roof plan and the replacement of the existing garage with a replacement garage. These elements of the proposal will be assessed in turn.

The creation of the side extension is subordinate to the ridge height of the existing property. The footprint also remains subordinate to the host dwelling. While it is a large addition, this element does not suggest that it is being overdeveloped. Indeed, its subordinate proportions and appearance are typical of this form of residential development.

The creation of the dormer on the rear elevation is again a noticeable addition to the property. While it is a new element, it remains subordinate and proportionate to the original building. Furthermore, limited weight is given to the potential for a permitted development rights fall back in respect of the dormer. On balance it is not considered that the dormer on the rear elevation, in this instance is considered to overwhelm or overdevelop or harm the character of the host property.

The replacement garage will see the removal of the existing flat roofed garage and its replacement with a pitched roof garage. This element of the proposed development will see an increase in the built form. While it is an increase, it is considered to remain subordinate to the main dwelling and is not considered to overwhelm or overdevelop the host dwelling or wider plot.

When viewed as a collective whole the proposal is considered to remain subordinate to the main dwelling and does not suggest that the host dwelling or wider plot is being overdeveloped.

Turning to the matter of design and material selection, the submitted information states that the walls will be constructed of rendered masonry (matching the existing) with profiled concrete tiles to the roof slopes. The replacement windows will be slim profile aluminium. A sand faced brick will be used as a plinth and feature detailing around window reveals.

These materials are considered to be typical of residential development and in this instance are considered to be acceptable and remain sympathetic to the broader surrounding character and appearance of the host dwelling.

It is considered that the proposal is acceptable in terms of both scale and design and the proposed parking area reflects the character and appearance of the wider area and complies with CP57 of the WCS.

Residential Amenity

The proposal will see the delivery of a new parking area to the front garden of the in a similar manner to neighbouring properties.

In terms of amenity, all elements are wholly within the curtilage of the host property and set well away from shared boundaries with neighbouring properties.

The new windows proposed on the side extension facing east are approximately 13m to the boundary with No 6 Greenway Park, and approximately 35m to the property. The new windows within the dormer on the rear elevation roof plan are approximately 19m to the neighbour to the rear (No 2 Deansway). The boundary with Poitschach is approximately 17m to the front of the dwelling. The properties to the opposite side of Deansway are over 25m away.

The degree of overlooking from the new upper floor windows is broadly comparable to that typically found in residential areas. Indeed, the separation distances further confirms that the proposed development is not likely to result in unacceptable levels of overlooking.

In terms of amenity impact relating to overshadowing, loss of light or privacy impacts, due to the location with the plot it is not considered that the proposed development will appear overbearing or result in any overshaddowing or loss of light.

It is considered that in terms of amenity the proposal has complied with the requirements of CP57 of the WCS.

Trees

The submitted proposed plans show five trees to be removed (coloured pink). The comment regarding the removal of the trees from the Town Council is noted. It is also noted that no supporting arboricultural information has been submitted.

It is noted that the site is not within a Conservation Area and the trees are not covered by a TPO, as such they could be removed without any explicit consent.

The removal of the trees in this instance cannot be prevented. However, the site is a prominent corner location and the landscaping of such a site is a concern in respect of the wider street visual amenity. Furthermore, WCS CP50 requires all development should seek opportunities to enhance biodiversity, saved policy NE14 of the NWLP does not support proposals that would result, in the loss of trees that could be successfully and appropriately incorporated into the design of a development. The longevity of retained vegetation and features should be supported through appropriate management and mitigation measures.

In this case, in given that the submitted plans indicated the loss of substantial trees on the site, it is considered necessary to ensure a proportionate scheme of mitigation in the form of replacement trees. As such it is considered that a condition requiring the submission of a planting scheme for replacement trees details prior to development being occupied is appropriate in this instance.

Other matters

One neighbour letter explains that there is a restrictive covenant affecting the application property, Chalfont. This is not a consideration that affects determination of the planning application and the

grant of planning permission does not override any legal obligations upon on any party/landowner. The applicant is advised to seek appropriate advice in this respect.

CONCLUSION

The proposal is considered to be acceptable in respect of size, scale and design. The development is not considered to impact unacceptable impact upon the character of the area, wider landscape, or on the living conditions of neighbours. The proposal is therefore in accordance with Core Policy 50 & 57 of the Wiltshire Core Strategy, saved policies of the NWLP and relevant sections of the National Planning Policy Framework.

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

See decision notice