CASE OFFICER'S REPORT

Application Reference:	PL/2023/09287
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	02 February 2024
Case officer:	Selina (Nina) Parker-Miles

Site Address:	6 Hawkeridge Road, Heywood, Westbury, BA13 4LE
Proposal:	The erection of a single storey side extension providing additional living/amenity space.
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to a semi-detached dwelling, 6 Hawkeridge Road Heywood, located to the north of Westbury. The host dwelling benefits from an extended residential curtilage to the south and from an off road parking area that has been recently constructed (PL/2021/08181). The host dwelling lies within Flood Zone 2 and within the buffer zone of the Salisbury Plain Special Protection Area for bats.

This application is seeking permission for a single storey extension on the south side elevation of the host dwelling. The works would facilitate extended downstairs living accommodation.

Policies

National Context:
National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

Local Context:
CP2 - Delivery Strategy
CP32 – Spatial Strategy for the Westbury Community Area
CP50 - Biodiversity
CP57 - Ensuring High Quality Design and Place Shaping
CP67 – Flood Risk

Key Issues

Principle of Development
Design and Visual impact
Neighbouring Amenity
Ecology
Flood Risk

Relevant Planning History

PL/2021/08181 Creation of access and parking area - Approve with conditions

Consultation Responses
Heywood Parish Council - No objection

Representations
Public Consultation: Consultation consisted of advertisement by site notice and neighbour notification. No letters of representation were received

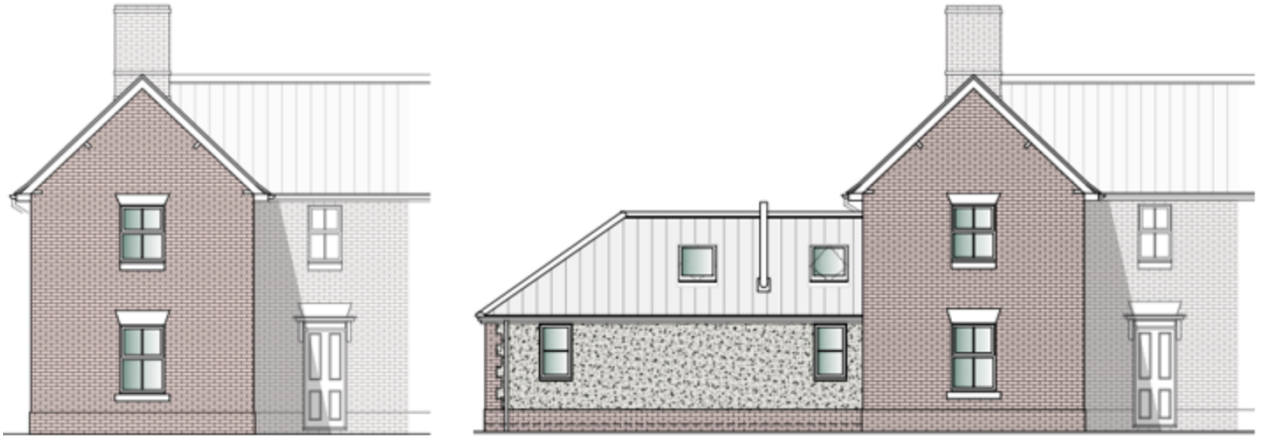
Planning Considerations and Assessment
Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development
The proposed development comprises alterations set in an established residential curtilage. The proposed alterations are wholly within the residential curtilage and as such the principle of development is acceptable subject to the following considerations.

Design and Visual Impact
Core Policy 57 requires a high standard of design in all new developments, of particular relevance to householder extensions is paragraph (iii) which requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The single-storey side extension would be positioned on the south elevation, extending 7.8m from the side elevation of the host dwelling at a width of 5.4m. The extension would sit at a maximum height (of the pitched roof) of 4.6m with a hipped roof on the south elevation. The extension would maintain a set back of 0.9m from the front elevation of the host dwelling. Windows would be inserted on the front and side elevations with sliding patio doors inserted on the rear elevation accessing the private residential rear curtilage. Roof lights would be inserted on the front elevation to illuminate the internal space.

Whilst the extension does have an extended footprint that would disrupt the symmetry of the semi-detached pair, it is observed that existing outbuildings to the rear of the cottages would prevent a similar development being erected on the rear elevation of the host dwelling. The dwelling maintains a setback position from the public highway, that is largely screened by mature planting the entirety of the private residential curtilage. The application does not lie within any special landscape area or within a conservation area, and it is observed that no letters of objection have been received by the neighbouring occupiers.



Existing (left) and proposed (right) front elevation



Existing (left) and proposed (right) side elevation

The extension would sit at a height subservient to the host dwelling and given the extended residential curtilage to the south of the host dwelling would be commensurate to the property and plot. The use of matching materials (red brick and off-white render under slate roof tiles) with matching white UPVC fenestration (with dark grey patio doors to the rear) would ensure the proposal would integrate into the host dwelling and surrounding setting.

Therefore, it is considered that the extension would by virtue of its height, scale and design constitute an acceptable addition to the host dwelling that would appear commensurate to the size of the property and plot. The development would therefore comply with Policy CP57 of the WCS.

Impact on Neighbouring Amenity

Core Policy 57 of The WCS states that applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through having 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, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

All windows proposed would look out over the applicant's private gardens to the front, side and rear, replicating the existing arrangement of the host dwelling and given the position on the south elevation no overlooking would be introduced to the attached neighbour to the north.



Proposed site plan

The additional mass raises no objections in relation to overbearing or overshadowing given the absence of any immediate neighbours to the south elevation and the single storey nature of the build.

Given the scale of the development proposal, it is considered that the proposed extension would not result in unacceptable loss of light, overlooking, overshadowing and would not have an overbearing impact upon neighbouring properties. For these reasons, the development proposals would comply with Policy CP57 of the adopted Wiltshire Core Strategy

Ecology

This application lies within the 6.4km buffer zone of the Salisbury Plain SPA and in light of the HRA for the Wiltshire Core Strategy and the HRA for the Wiltshire Housing Site Allocations Plan it is screened into Appropriate Assessment due to the potential impact of recreational pressure on stone curlew in combination with other plans and projects. In April 2023 Natural England (NE) confirmed that the 2018 Appropriate Assessment for Salisbury Plain continues to be supported by NE. That Appropriate Assessment reached a conclusion of no likely significant effect on the conservation objectives of the SPA, for development within 6.4km of the SPA boundary provided that the mitigation scheme continues to be implemented. Annual stone curlew monitoring and protection measures continue to be secured by the Council.

Potential disturbance to nesting birds through the creation of additional visitor numbers to the Salisbury Plain has to be assessed, however given that this proposal relates to an extension to existing accommodation only, without the creation of separate independent living accommodation, it is considered that there would not be any adverse impacts on the Special Protection Area.

Flood Risk

Officers acknowledge that the site is subject to Flood Zone 2 (medium probability of flooding) therefore measures would need to be implemented to ensure the development would be free from flooding as outlined in Paragraph 173 of the NPPF 2023.

The applicant has submitted a flood risk assessment that confirms that flood mitigating features will be incorporated into the proposed extension with DPC and door thresholds a minimum of 150mm above the external surrounding ground level. Electrical fixtures would be a minimum of 450mm above the internal floor level and durable, hard floor surfaces (tiles) would be laid internally. Externally, surface water drainage and run-off from additional roof areas would be managed via soakaways consisting of cellular PVC crates with gravel backfill, positioned towards areas on the site that lie in Flood Zone 1.

As such, the proposal is considered to comply with the flood risk standing advice Paragraph 047 of the Planning Practice Guidance (Reference ID: 7-047-20150415) states that minor developments "*are unlikely to raise significant flood risk issues unless; they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows".*

In the event of any approval a condition would be added to ensure the flood mitigation measures detailed in the approved flood risk assessment would be carried out in full, to prevent the increased risk of flooding over the lifetime of the development, both on and off site.

RECOMMENDATION: Approve with conditions

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:
Location Plan
Existing Ground Floor Plan DWG No WHR/23/100
Existing Elevations DWG No WHR/23/200
Existing Site Plan DWG No WHR/23/300
Proposed Ground Floor Plan DWG No WHR/23/1100
Proposed Elevations DWG No WHR/23/1200
Proposed Site Plan DWG No WHR/23/1300
Proposed Section A A DWG No WHR/23/1400
All Plans Received 26.10.2023

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

3 The mitigation measures detailed in the approved Flood Risk Assessment (FRA) dated 04.02.2024 shall be carried out in full prior to the first bringing into use of the development and shall be maintained as such thereafter.

REASON: To prevent the increased risk of flooding over the lifetime of the development, both on and off site.