DELEGATED REPORT

Application Reference:	PL/2023/10439
Application Type:	Planning Permission
Site Address:	81 Oxford Road, Calne, SN11 8AQ
Proposal:	Demolition of existing conservatory and the erection of a single storey extension to the rear of property
Recommendation:	That Planning Permission is GRANTED with Conditions

PROPOSAL

This application seeks planning permission for the erection of a single storey rear extension which will make room for a dining room and laundry room. The proposal will protrude 4.5m to the rear of the dwelling, will be a total length of 7.3m and will measure 3.3m to the top of the lean-to roof. The extension will consist of a bi-fold door and small window on the rear elevation and a roof light to allow lighting into the dining room area.

The applications set out the following components for which permission and consent are sought:

- Erection of a single storey rear extension
- Demolition of existing conservatory
- Internal alterations

The development and works are intended for purposes associated with the occupation and use of 81 Oxford Road, as a single residential dwellinghouse.

DESCRIPTION/CONTEXT

The site consists of a semi-detached early 1900s dwelling found within an established residential area within the centre of Calne. The site is slightly set back from the main road and situated on a modest sized plot with parking area to the front. The site is also surrounded by residential properties of mixed materials and building lines. Extension and a variety of works to dwellings can be seen throughout the area.

The dwelling is located within the Countryside Character Area of Avon Vale but is not covered by any archaeological or ecological designations.

PLANNING HISTORY

No planning history shown.

POLICIES

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).

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

Calne Neighbourhood Plan:
Policy BE2: Design Principles for Local Distinctiveness

Wiltshire Core Strategy Policies 2015 (WCS):

Core Policy 57: Ensuring High Quality Design and Place Shaping

National Planning Policy Framework 2023 (NPPF)

ISSUES

The main issues in the consideration of this application are:

- Principle Of Development
- Design and appearance
- Residential Amenity

CONSULTATION

Calne Town Council: No objection but make following observations:

> *Members raised no objections. The Planning, Licensing and Highways Consultative Committee has approved a Sustainability Statement as part of the Climate Emergency & Climate and Environmental Pledge which we would ask is considered when determining this application.*

REPRESENTATIONS

Consultation has been carried out and no comments were received from neighbouring residents or third parties.

ASSESSMENT

Principle of Development

Extensions, additions and alternations to existing properties across the plan area are acceptable in principle subject to consideration of any site-specific impacts and conformity with the relevant policies of the plan and national guidance, in particular the criteria set out in CP57 of the WCS. These matters are addressed further below.

Design and appearance

Core Policy 57 requires a high standard of design in all new developments; of particular relevance to householder developments is paragraph (iii) which require 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. Consideration must also be given to Policy BE2 of the Calne Neighbourhood Plan which requires proposals to consider the local distinctiveness of the properties and to ensure that the proposal related well to the wider area.

Good design helps to provide a sense of place, creates, or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; the layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard of poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality. A high standard of design is required in all new developments, including extensions, alterations, and changes of use of an existing building.

The application property is a semi-detached dwelling situated on a modest sized plot. It is considered that the extension adopts a relatively simple design approach and the use of matching materials that will allow it to integrate sufficiently. The extension is considered moderate in size, will remain subservient to the host dwelling, and is easily accommodated within the plot. The single storey extension will be situated on the rear elevation and in conjunction with the use of matching materials, will ensure that the addition does not appear prominent or visible within the street scene.

The addition to the host dwelling would be noticeable from the rear elevation, however, it does not suggest that the cumulative built forms read as harmful overdevelopment of the site or an excessive addition in terms of scale. The proposal will read as an appropriate addition and as ancillary to the host dwelling. The increase in scale and mass of the proposed extension would therefore not be considered to create an incongruous or unduly prominent feature in this location.

As such, the scale and design of the proposals are considered to be acceptable and comply with Core Policy 57 of the WCS and Policy BE2 of the Calne Neighbourhood Plan.

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.

In respect of the residential amenity, the proposed development would impact predominantly on No. 79 as the extension will run along the boundary to the neighbouring property. However, the extension will be a height of 3.3m sloping downward to 2.5m to the eves. The low height and no side fenestrations would not present an unacceptable impact upon the living conditions of the neighbouring residents through unacceptable overlooking or oppressiveness. There is considered to be no unacceptable impacts to neighbouring dwelling (No.83) in this case. The extension would be situated 1.8m from the boundary and roughly 3.5m to the edge of the dwelling. The distance and total height of the extension would also not present an unacceptable impact upon the living conditions of the neighbouring residents through unacceptable overlooking or oppressiveness. Given the scale, mass, and position, the proposal would not result in unacceptable harm, significant loss of daylight or sunlight and would not be intrusive to neighbour amenity.

It is noted that during public consultation, there were no objections or concerns raised by neighbouring properties or third parties.

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

Other Matters

The comment of the Calne Town Council regarding their recently made Climate Emergency & Climate and Environmental Pledge is noted. Not part of the adopted development Plan, any “Pledge” made by the Town Council is merely a material consideration – and for this reason it can only be given low to moderate weight.

In this instance, it is clear that the proposed development is for ancillary use within a reasonably sized residential curtilage. There is no evidence that the development will allow for or somehow promote additional cars to be used or parked at the property and for that reason, there is no reason to believe the development will be unsustainable in the broader sense or adversely impact upon the environment beyond that which is associated with any kind of new building. Accordingly, there is nothing within the Pledge which should outweigh the acceptability of the proposed development when considered against adopted development plan policy.

In any event, the conservation of fuel and power is a matter for consideration under Part L to the Building Regulations. For this scale of development, this matter can be adequately left to that legislative regime.

CONCLUSION

The potential impacts of this development have been taken into consideration. In terms of the scale, design and materials, the proposals would not harm amenity or the character of the dwelling or the area. The proposal is in accordance with the aims of the NPPF and the requirements of the relevant Core Policies in the WCS; CP57 and Policy BE2 of the Calne Neighbourhood Plan. It is therefore recommended that this application be 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 Floor Plans & Elevations: DWG No. P0015-AT-ZZ-ZZ-DR-PP-00001; Received 30 November 2023
Proposed Floor Plans & Elevations: DWG No. P0015-AT-ZZ-ZZ-DR-PP-00002; Received 30 November 2023
Proposed Block Plan: DWG No. P0015-AT-ZZ-ZZ-DR-PP-00003; Received 30 November 2023
Site Location Plan: Received 30 November 2023

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

INFORMATIVES:

4 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply, and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

5 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.

6 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.