DELEGATED REPORT

Application Reference:	PL/2023/10653
Application Type:	Planning Permission (Householder)

Site Address:	53 Sheldon Road, Chippenham, SN14 0BS
Proposal:	Existing loft conversion to be extended over outrigger extension to the rear. Existing ground floor single storey rear extension to be extended by three metres into garden.
Recommendation:	Planning Permission be APPROVED

SITE DESCRIPTION

The application site is a mid-terraced dwellinghouse with rear garden located mid-way along Sheldon Road within the urban area of Chippenham. The property is a mix of stone (to the front) and red-brick (rear elements) elevation, set under a tile roof and is generally consistent in appearance with the other four dwellings forming part of this short terrace. No. 55 to the immediate west forms the end of the terrace, next to which runs a small watercourse, beyond which is a commercial site; there is a salon on the opposite side of Sheldon Road but the locality is otherwise predominantly residential in character with the dwellings displaying a mix of stone, red brick and render elevations.

The property is laid out in a standard form for a terraced property, with a shared rear projection with no.55, although notably the return element to that projection has been infilled previously to form a larger kitchen-dining area at ground level.

The site is not within any conservation area and there are no listed buildings within the vicinity. Reference has been made during consideration of a previous planning application (17/02637/FUL) to the site being with the designated flood plain, due to the proximity of the watercourse to immediate west of neighbouring no.55. However, whilst that neighbouring property falls partly within flood zones 2 and 3, this site is shown in the 2019 Strategic Flood Risk Assessment (and also on the Government 'flood risk for planning' mapping data) as being entirely within flood zone 1, although it is recorded as having groundwater levels 'either at or very near (within 0.025m) the ground surface' (SFRA 2019).

PROPOSAL

This planning application seeks permission for two separate elements. Firstly, for the erection of a rear dormer to enlarge the floorspace of the loft conversion room at second floor level. Secondly, for a ground floor extension to the rear. This will project across the entire width of the dwelling, project rearwards by some 4.4m (at the eastern side) and 3.0m (at the western side) and to an eaves level of 2.7m, with a flat roof.

Revised plans were submitted during the course of determination to reduce the size of the originally proposed rear dormer such that it does not extend into / over the rear projecting element. Further revisions were presented to show a slight reduction in the height of the proposed single-storey rear extension. The Applicant confirmed agreement to amend the Description of Development on the application form to allow for alignment with the updated drawing set. Materials of the proposed dormer are not specifically referenced on the submitted drawings; the application form references 'cladded' material under flat membrane roof.

POLICIES

Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, and the provisions of the National Planning Policy Framework (para. 2), applications for planning permission must be determined 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 2011 (NWLP)(adopted June 2006).

Wiltshire Core Strategy (WCS, Adopted January 2015)

- Core Policy 57: Ensuring high quality design and place shaping
- Core Policy 67: Flood risk

North Wiltshire Local Plan 2011 (NWLP2011, Saved Policies)
None applicable

National Planning Policy Framework (NPPF, December 2023)

- Section 2: Achieving sustainable development
- Section 4: Decision-making
- Section 12: Achieving well-designed places

In addition, the following is relevant as supplementary planning guidance / documents: National Planning Practice Guidance (PPG).

ISSUES

The main issues in the consideration of this application are:

- the principle of the development
- scale, design and appearance
- amenity
- flood risk and drainage

PLANNING HISTORY

The site has been subject to the following applications previously:

- **17/02637/FUL:** Proposed single-storey rear extension – Approved – 10/05/2017

CONSULTATIONS

Chippenham Town Council – Objection, stating:

> *"The roofscape of Nos. 47-55 Sheldon Road is visible from the public realm along Ladyfield Road. The scale and design of the proposed dormer extension would appear as a dominant feature, out of keeping in the roofscape, particularly where it exceeds the height of the roof ridge of the rear wing. As such, the proposal would be contrary to CP57 of the Wiltshire Core Strategy, the National Design Guide, and the NPPF. Dormer extension(s) of reduced scale (preferably two separate rear dormers) may be supported."*

Highways Officer – No comment / objection

REPRESENTATIONS

None received.

ASSESSMENT

The principle of the development

The principle of ancillary extensions to domestic dwellinghouses is established as acceptable. However, the detail of such development must also be considered against other policies within the development plan as well as any other material considerations.

Scale, design and appearance

Core Policy 57 requires that development be of a suitable design and quality for the site and immediate area. No.53 is a mid-terraced property, thus bound on each side by terraced properties, of a similar form and design. The proposals relate to two elements: a single-storey rear extension and a dormer projection on the rear roofslope. In terms of the former, the extension is proposed to project off the back of the existing single-storey form which spans the width of the dwelling, with the traditional 'return' element already having been infilled. The proposed extension adds a further depth to this single-storey element of 4.4m on the eastern boundary and 3.0m on the western boundary (due to the addition of a 'porch' area on the former). It will be of standard flat roof form and the materials specified on the application form are for rendered blockwork elevations under roofing felt.

The projection will increase the length of the single-storey element; however, this will be in the context of other single-storey rear extensions and also a garage building of similar proportions further along that terrace. The footprint alignment mirrors the existing rear projection, with the submitted drawings (particularly the rear elevation drawing) showing the extension 'stepped in from the host dwelling.

In terms of the dormer extension, as originally proposed this projected across both the main roofslope and also on the roofslope of the rear two-storey projecting element. The design of that was such that the proposed dormer rose above the ridgeline of that rear projecting element. However, amended plans remove that element of the dormer, with an associated reduction in floorspace at that second storey and, based on these revised proposals, is considered to be acceptable in design terms, pending confirmation of material details (the application form references 'cladding' on the dormer walls), which can be dealt with by way of Condition.

For the above reasons, the design and appearance of the proposals are considered to comply with Core Policy 57 of the Wiltshire Core Strategy.

Residential amenity

Based on this proposal, residential amenity impacts could potentially arise through overlooking and / or loss of light / sense of enclosure. Given that there are no windows proposed on the side elevations of the single-storey element there are not considered to be any overlooking issues arising from that element of the proposal. The dormer window would be set at a further distance from the neighbouring properties than the existing first floor windows and are not considered to result in any amenity impact.

The height of the proposed rear extension has been reduced slightly through the course of determination, sitting at a height of 2.5m compared to the existing rear projection at 2.7m. At this height there is not considered to be any materially adverse impact arising in terms of loss of light or sense of enclosure to the neighbouring properties and as such, there is no conflict arising with Core Policy 57 (WCS) in this regard.

Flood risk and drainage

As noted above, reference was made in a previous Officer Report relating to the site (17/02637/FUL) to the site being with the designated flood plain: flood zone 3. However, given that the site is now recorded as being within flood zone 1, although the site is within an area of groundwater levels 'either at or very near (within 0.025m) the ground surface', as the application proposal relates to a relatively modest extension to an existing dwelling in flood zone 1, no further detail is considered to be warranted.

CONCLUSION

Based on the above considerations, and when assessed against advice set out in the Framework, the relevant legislation and the considerations of Core Policy 57 of the Wiltshire Core Strategy, it is

considered that the design, scale and form of the proposed extension is acceptable and would not lead to any unacceptable impact upon the amenity or living conditions of surrounding residents.

On this basis this application is recommended for approval in accordance with Core Policy 57 of the Wiltshire Core Strategy, and relevant sections (in particular Section 12) of the National Planning Policy Framework.

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

1. The works for which Planning Permission is hereby granted shall be begun before the expiration of three years from the date of this consent.

   REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, 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:

   Location Plan (dated 05/12/2023)
   Site Block Plan – Existing
   Floorplans Existing
   Site Block Plan – Proposed
   Floorplans Proposed V2
   Elevations Right Side V3 Existing and Proposed
   Elevations Left Side V3 Existing and Proposed
   Elevations Front and Rear V3 Existing and Proposed

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

3. No development shall commence above ground floor slab level until the exact details of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

   REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

INFORMATIVES TO APPLICANT:

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.

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.

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

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