CASE OFFICER'S REPORT

Application Reference:	PL/2024/00510
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	27 February 2024
Case officer:	Brook Bishop

Site Address:	68 Pauls Croft, Cricklade, Swindon, SN6 6AL
Proposal:	Single storey rear extension to replace conservatory.
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site is a modern detached two-storey house. It is externally constructed from red brick with interlocking concrete roof tiles. Windows and doors are mostly white uPVC. The front elevation faces southeast and has a tall and wide gable end and the entrance sits to the left under a flat roof. The northeast facing roof slope has a flat roofed dormer. To the rear elevation there is a uPVC conservatory projecting from the northern corner. The rest of the site is comprised of a front driveway and a rear private amenity area.

The site is set in a residential area comprised of two-storey dwellings. The application site forms part of a row of similarly formed dwellings, but it is relatively unoverlooked.

The site lies within the settlement boundary of Cricklade. It is not within the designated Conservation Area, but the boundary is approx. 80m north and this is defined by the Scheduled Monument known as Cricklade town banks [NHLE: 1002997]. Half of the site is located within Flood Zone 2.

PROPOSAL:
The application seeks planning permission for the replacement of an existing uPVC conservatory on the rear elevation with a single-storey extension. The proposed extension measures approximately (W) 4.49m by (D) 4.03m. It has a dual pitched roof with rooflights on the northeast facing slope. There is a window on the northwest rear elevation and glazed bifolding doors on the southwest side elevation. Materially, it is externally constructed from brick with a concrete tiled roof to match the host dwelling, and windows and doors are uPVC.

POLICIES:
Legislation:
Town and Country Planning Act 1990

National Policy:
National Planning Policy Framework 2023 (NPPF)
• Paragraphs 11, 131, 135, 165, 173, 174.
National Planning Practice Guidance (NPPG)

National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019 (NDG)

Local Policy:
Wiltshire Core Strategy (WCS):
• Core Policy 1: Settlement Strategy (CP1)
• Core Policy 2: Delivery Strategy (CP2)
• Core Policy 13: Spatial Strategy for Malmesbury Community Area (CP13)
• Core Policy 57: Ensuring High Quality Design & Space Shaping (CP57)
• Core Policy 67: Flood Risk (CP67)

Neighbourhood Plan:
Cricklade Neighbourhood Plan – Made 2018 (CNP)
• Policy H3: Design of New Housing

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 be made in accordance with the Development Plan unless material considerations indicate otherwise.

RELEVANT PLANNING HISTORY:
There is no planning history for the site which is considered to materially affect consideration of the proposal.

ISSUES:
The main considerations which are material to the determination of this application are listed below:
• Principle
• Impact on Local Character and Appearance
• Impact on Neighbouring Amenities
• Flood Risk

CONSULTEE RESPONSES:
The following consultees were invited to comment on this application:
• Parish/Town Council: Support - This application is to replace an existing conservatory with a single storey extension. This cannot be seen from the street as it is at the rear of the premises and possibly would come under permitted development there. Proposal is to support the application. Members unanimously RESOLVED to SUPPORT this application."
• Drainage Engineer: No comment.

RESPRESENTATIONS:
A total of one letter(s) of representation was made by members of the public:
• Support – That's a useful extension to make a family house even better.

PLANNING ASSESSMENT:

Principle:

The principle of providing and extending facilities in association with existing residential accommodation is considered acceptable in principle and in accordance with policies CP1, CP2 and CP57 of the adopted Wiltshire Core Strategy, subject to assessment of site-specific impacts, related policy considerations and compliance with the other policies contained within the development plan and the guidance and provisions as contained within the National Planning Policy Framework. Therefore, residential extensions/alterations such as the proposed are acceptable in principle subject to there being no adverse impacts.

Impact on Local Character and Appearance:

CP57 requires a high standard of design for all new developments, including extensions, alterations, and changes of use of existing buildings. Well-designed development should create a strong sense of place, reinforce local distinctiveness, and promote community cohesiveness and social wellbeing. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features and so the design of new developments must draw on an understanding of the site itself and the local context, seeking to maximise the benefits of those characteristics and enhance the overall character of the locality. New development should integrate into its surroundings, but the proximity of poor quality or indistinct development is not a justification for standard or poor design proposals.

Policy H3 of the CNP states that development proposals will be supported where they include good quality design that responds to the character of its immediate locality.

The proposed extension, by virtue of its size, scale, and materiality, is considered acceptable in design terms. It is sited to the rear and will not have an overbearing presence in the street scene.

The proposal will not result in a significant adverse impact on the character and appearance of the local area and is found in accordance with CP57 and H3 of the CNP. It can be supported, subject to a condition that the materials are as stated on the plans. Such a conditions is considered necessary in this instance and to be enforceable.

Impact on Neighbouring Amenities:

CP57 requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and 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). Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

The proposed extension, by virtue of its size and the location of its windows, is not considered to adversely impact or worsen existing impacts on the amenity of neighbours or occupants. The proposal is in accordance with CP57 and is acceptable.

Flood Risk:

CP67 states that all new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

The FRA submitted with the application confirms that floor levels will not change because of the proposal. However, the footprint of the proposed extension will increase versus the conservatory. The front half of the site is within Flood Zone 2, however the rear half, in which the existing conservatory and proposed extension are, is not within the flood zone. The proposed extension is not, therefore, considered to increase the risk of flooding.

The Council's Drainage Engineer was consulted on the proposal, and they made no comment. The proposal is not found to be contrary to CP67 and can be supported.

CONCLUSION:
The proposal is not considered to conflict with the statutory requirements, the national and local planning policies nor the Cricklade Neighbourhood Plan. The proposal would not result in unacceptable harmful impacts to the residential character of the locality or to residential amenity. It will not result in an increased risk of flooding. The proposal can be supported.

It is therefore recommended that planning permission be GRANTED subject to relevant 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:

Application Form. Received 18 January 2024.
Site Location Plan. Drawing No. 1155_02. Received 18 January 2024.
Existing & Proposed Block Plan. Drawing No. 1155_03. Received 18 January 2024.
Proposed Floor Plan & Elevations. Drawing No. 1155_04. Received 18 January 2024.

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

3 The brick and roof tiles to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those found in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.

Informatives: (3)

4 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.

5 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.

6 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.