CASE OFFICER'S REPORT

Application Reference:	PL/2024/00093
Application Type:	Householder planning permission
Consultation ends:	21st February 2024
Case officer:	Brook Bishop

Site Address:	23 Clarendon Drive, Royal Wootton Bassett, Swindon, SN4 8BT
Proposal:	Rear Single Story Extension
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site is a modern two-storey dwelling, forming part of a terrace. It is externally constructed from red bricks and has a pitched roof. The front elevation has a flat-roofed porch which joins to a flat-roofed garage adjoining the east elevation. The rear elevation has a uPVC conservatory on the east end and a two-storey, pitched roof extension on the west end, adjoining the rear of the garage. A front driveway and a long rear amenity space make up the rest of the site.

The site is set within a residential area and is adjoined to the west by No.21 and to the east by No.25. The site's rear amenity area is enclosed by fences, but there is an approximately 2m high brick wall extending about 5m from the rear elevation at the boundary with No.21.

The site lies within the settlement boundary for Royal Wootton Bassett and the public right of way WBAS63 runs past the rear of its rear amenity area. The site is not subject to any sensitive or special land-use designations.

PROPOSAL:
The application seeks planning permission for a single-storey rear extension, replacing a uPVC lean-to conservatory.

The proposed extension has a flat roof and is faced in red bricks. It measures approximately 2.2m in height (to the eaves), projects 3.5m from the rear elevation and has a width of 6.3m. There are glazed bifold doors to the north elevation.

Initially, the proposed extension had a lean-to style roof and projected an additional 0.5m but this was revised following officer feedback.

POLICIES:
Legislation:
Town and Country Planning Act 1990

National Policy:
National Planning Policy Framework – December 2023 (NPPF)
- Paragraphs 11, 131, 135,

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 19: Spatial Strategy for Royal Wootton Bassett and Cricklade Community Area (CP19)
- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)

Neighbourhood Plan:

Royal Wootton Bassett Neighbourhood Development Plan (Made 2018) (RWBNP)

- Policy 7: Design

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:

N/83/1838/F – EXTENSION AND ALTERATIONS TO DWELLING (Approved with Conditions 29/11/1983)

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

CONSULTEE RESPONSES:

Royal Wootton Bassett Town Council were consulted on this application and made no objection to the proposal. They also made no objection when consulted on the revised plans.

RESPRESENTATIONS:

No letters of representation were received related to this proposal.

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 7 of the RWBNP states that new development must respect local character.

The initial proposal sought a lean-to style roofed extension, but due to concerns about its impact on the neighbours amenity, this was revised to a flat roof and the depth of its projection was also reduced. The flat roof has allowed the height of the extension to be substantially reduced, so that the eaves are now approximately 0.1m lower than the existing conservatory. Additionally, the depth of its projection has been reduced by 0.5 meters which is more in proportion with the projection depth of the adjoining two-storey extension.

The extension is proposed to be externally constructed from red bricks to match the external surfaces of the host dwelling. Flat roofs are already a roof form found on the host dwellings porch and garage and similar flat roof extensions are found to the rears of Nos. 39 and 43. The proposed extension will be in keeping with the appearance of the host dwelling and will not be out of character with the surrounding area. Furthermore, it will not have a significant overbearing appearance for the neighbour.

The proposal is found in accordance with CP57 and Policy 7 of the RWBNP and can be supported, however a condition is recommended to ensure that the materials to be used in the external surfaces match in material, colour and texture those in the existing dwelling and those stated in the approved plans. Such a condition is considered appropriate and necessary in this instance and to meet the relevant tests.

Impact on Neighbouring Amenities:
CP57 requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable 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). 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 initial proposal would have seen the ridge height of the extension's roof rising to just below the first-floor window cills. It was considered that this height, coupled with the depth of projection, would have resulted in an overbearing presence, some loss of outlook, and worsening of the existing overshadowing impacts for the adjoining neighbour at No.21 who has glazed doors on the boundary side. The proposal was revised to a flat roof following this feedback, which has alleviated this impact to more acceptable levels.

The rear elevation of the site and its neighbours faces north and these elevations are therefore already significantly overshadowed. The proposed extension, although it projects further, is not considered to cause significant additional overshadowing to neighbours and therefore for this impact to be considered unacceptable.

The proposed extension is marginally lower in height than the existing conservatory, but it does project approximately 1m further and will protrude slightly higher above the existing boundary wall on the west side, where the wall steps down at its furthest half. While this will cause some loss of outlook for the adjoining No.21, this impact is not considered to be of an unacceptable level.

No letters of representation from neighbours have been received which would affect consideration of the proposal and it is not considered to have significant harmful impacts on residential amenity. It is therefore in accordance with CP57 and can be supported.

CONCLUSION:

The proposal is not considered to conflict with the statutory requirements, the national and local planning policies nor the Royal Wootton Basset Neighbourhood Plan. The proposal would not result in unacceptable harmful impacts to the residential character of the locality nor to residential amenity. The proposal can be supported.

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

Conditions: (5)

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:

Proposed EDPM Flat Roof Sample. Photo. Received 23 February 2024.
Proposed Ground Floor Plan and Elevations. 018. Received 5 February 2024.
Block Plan 8-1. Received 8 January 2024
Location Plan. Received 4 January 2024.
Application Form. Received 4 January 2024.

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

3 With the exception of the facing brick, all materials to be used in the construction of the flat roof of the development hereby permitted shall match in material, colour and texture those stated in the approved plans.

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

4 The brick to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the external surfaces of the host dwelling.

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

5 The roof area of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON: In the interests of residential amenity and privacy.

Informatives: (3)

6 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.

7 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.

8 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.