CASE OFFICER'S REPORT

Application Reference:	PL/2023/11135
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	08 February 2024
Case officer:	Selina (Nina) Parker-Miles

Site Address:	18 Crescent Road, Melksham, SN12 7EU
Proposal:	Retrospective application for the existing addition of garden outbuilding.
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to a semi-detached dwelling, 18 Crescent Road, located within an established residential area in Melksham. The host dwelling benefits from an off-road parking area to the front elevation. The surrounding properties are all similar in style comprising of two storey semi-detached pairs.

This application is seeking retrospective permission for a garden outbuilding located to the rear of the host dwelling. The outbuilding serves as a garden store.

Policies

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

Local Context:
Wiltshire Core Strategy (WCS) adopted 2015
CP2 Delivery Strategy
CP15 – Spatial Strategy for the Melksham Community Area
CP57 - Ensuring High Quality Design and Place Shaping
Joint Melksham Neighbourhood Plan 2020-2026 Made July 2021

Key Issues

Principle of Development
Design and Visual Impact
Neighbouring Amenity

Consultation Responses

Melksham Town Council - Support

Representations

Consultation consisted of advertisement by site notice and neighbour notification. One letter of support was 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.

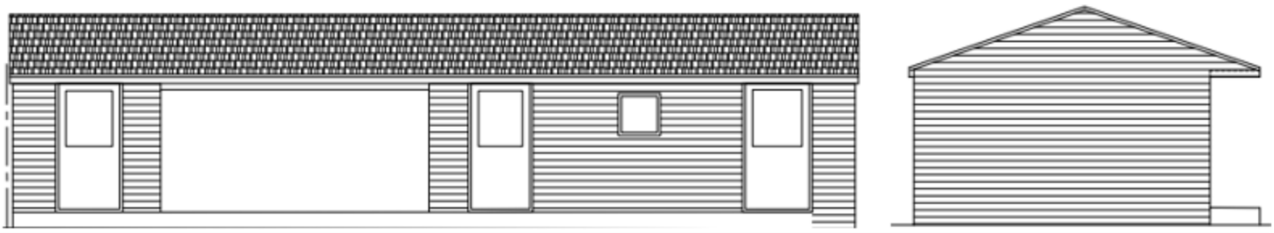
Principle of Development
The proposed development comprises retrospective development to an existing residential property within the settlement boundary of Melksham. The development is wholly within the residential curtilage and as such the principle of development is acceptable subject to the following 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 application seeks to regularise the erection of a garden outbuilding that has been erected without permission. It is believed that the outbuilding has been in situ for a long period of time (in excess of 10 years) and the general appearance of the structure and the surrounding vegetation would support this.

The development consists of a wooden built structure that spans across the width of the private residential rear curtilage of the host dwelling. The structure consists of a 3.5m high wooden outbuilding that spans over a footprint of 64m2. The pitched roof form extends partly to the front elevation to introduce a covered overhang with a raised base running the width of the outbuilding. The outbuilding consists of four store rooms with an open void, with three doors and one window on the front elevation. The materials consist of interlocking concrete roof tiles with painted wooden elevations and wooden doors and fenestration.

Officers acknowledge that the garden outbuilding extends over a large footprint and that the scale would be considered in excess of would constitute a domestic outbuilding. However, the host dwelling benefits from an extended residential curtilage to the rear, that extends to the east, with the neighbouring properties also benefiting from similar spacious plots. Therefore in this instance the development would be viewed as commensurate to the size of the property and plot.



Front (left) and north side (right) elevation



Front elevation of the garden outbuilding

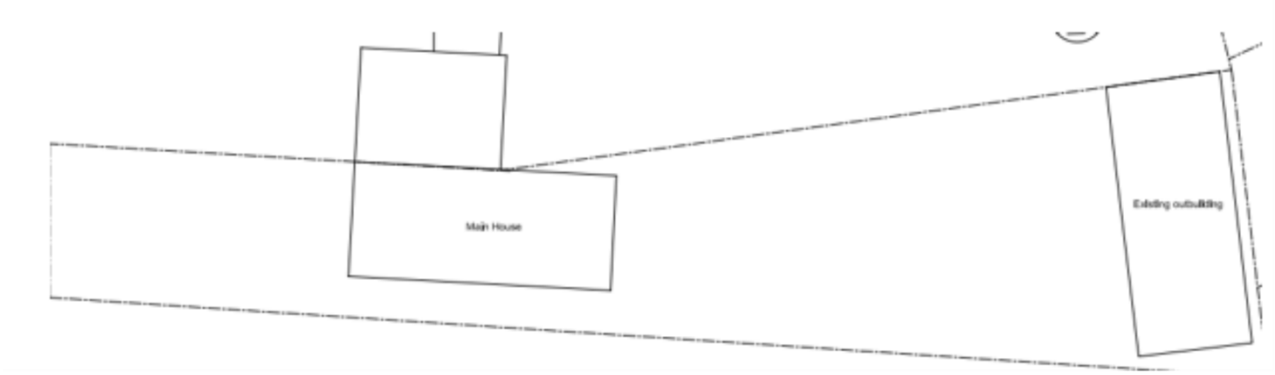
The application site does not lie within any special landscape designations or within the setting of any listed buildings and the erection of outbuildings within the private residential rear curtilage of adjacent dwellings is not uncommon, albeit of reduced scale to the development proposal. Officers acknowledge that no objections have been received, and the adjacent neighbour, to the rear of the outbuilding, has submitted a letter of support.

The use of sympathetic sustainable materials ensures the proposal integrates into the surrounding setting and officers consider that the outbuilding by virtue of its height, scale and design constitutes an acceptable addition to the host dwelling. The development therefore complies 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 overlook the applicant's private gardens to the rear, therefore, no overlooking concerns are raised. Officers are mindful that the erected outbuilding could potentially serve as separate independent living accommodation, however a condition would be added to ensure that the outbuilding would remain as an ancillary garden outbuilding, in the interest of private residential amenity and privacy.



Block plan of the application site with the garden outbuilding in situ

It is acknowledged that the development has introduced an additional mass close to the eastern boundary of the host dwelling, which could result in some overbearing to the properties lining Sherwood Avenue, to the east. However, given the single storey nature of the outbuilding, sitting at a maximum height of 3.5m and the set back of 0.7m from the common shared boundary to the rear, no concerns are raised in relation to overbearing or overshadowing. Officers also acknowledge the letter of support for the retrospective scheme from the occupiers at No. 31 Sherwood Avenue who have raised no objections in relation to overbearing or overshadowing impacts.

Given the scale of the development proposal, it is considered that the development does not result in unacceptable loss of light, overlooking, overshadowing and does 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.

RECOMMENDATION: Approve with conditions

Conditions: (2)

1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Site Location Plan 21.12.2023
Existing Plans and Elevations 11.01.2024

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

2 The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 18 Crescent Road and it shall remain within the same planning unit as the main dwelling.

REASON: The approved development is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.