CASE OFFICER'S REPORT

Application Reference:	PL/2024/00366
Application Type:	Householder planning permission
Site Inspection:	24 January 2024
Consultation ends:	19 February 2024
Case officer:	Brook Bishop

Site Address:	7 Hoggs Lane, Purton, Swindon, Wilts, SN5 4HQ
Proposal:	Two storey rear extension, replacement roof over dormers, single storey rear extension, new garden wall with gate and associated works.
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site is a characterful thatched-roof cottage of probably 19th century date. It is externally constructed from white render and its main roof is covered with water-reed thatch and then slate to rear extension. The cottage has been extended multiple times and has a roughly U-shaped plan. To the east of the main house is a detached garage.

The site is set back to the south of Vasterne Hill and occupies a substantial and attractive plot containing established foliage and habitat boxes. Along the application sites southern boundary, parts of the site are covered by the Tree Preservation Order N/TPO17. The site is surrounded by public rights of way (PURT49, PURT50, PURT51, PURT107).

The site is near Purton Common which lies outside the settlement boundary of Purton. It is therefore in open countryside for planning purposes. The site is not subject to any other sensitive or special land-use designations.

PROPOSAL:
The application seeks planning permission for a two-storey rear extension, dormer roof replacements, a single storey rear extension, the erection of a garden wall with a gate and associated works:

Two-Storey Rear Extension
The proposed two-storey rear extension abuts the south elevation of an existing rear extension, located to the rear of the west end of the host dwelling. It measures approximately (W) 4.7m by (D) 3.5 and matches the ridge height of the existing rear extension. It has a gable ends on its west and east side elevations and a wider gable end on the south rear elevation. Windows are proposed on the west and south elevations at ground and first floor level. The extension will be externally constructed from painted brick with a slate roof to match materials used elsewhere on the host dwelling.

Single-Storey Rear Extension
The proposed single-storey extension is located to the rear of the existing east end extension but sticks out to the side. It is partially obscured by the proposed garden wall, which forms an interior wall. It measures approximately (W) 4.6m by (D) 6.5m with a height of 4m to the ridge. It has a

hipped roof covered with slates and overhanging eaves forming a miniature verandah on the rear elevation. Its external walls will be constructed from painted bricks to match the existing east elevation. Rooflights are proposed on the east facing roof pitch, and other glazing and doors are proposed on all other elevations. There is a metal-roofed single-storey link between the hipped roof extension and the two-storey rear extension which has a rooflight, and glazed bifold doors.

Dormer reroofing

The existing dormers have flat roofs and are located on the east and west roof pitches of the existing west-end rear extension. The proposal seeks to change their roofs to a hipped style covered with natural slate.

Garden Wall

The proposed garden wall runs between the detached garage in the east to the east side elevation of the host dwelling. It is approximately 2m in height but rises sharply diagonal to approximately 4.15m high at the west elevation of the host dwelling. There is a 1.8m high gate in the middle with a 150mm gap underneath to allow wildlife to move freely, in addition to wildlife tunnels located at points along the span of the wall.

Associated Works

Included in the plans are works associated with the proposed extensions and walling. Notably, the existing patio to the rear appears to increase in by a few meters in size and there will be some excavation required to make it level. There will also be some internal reconfiguration and the addition of an entrance porch and door on the east elevation wall.

The description of development changed on 21 February 2024 from ‘Single storey front extension, two storey rear extension, replacement roof over dormers, single storey rear extension, new garden wall with gate and associated works.’ To ‘Two storey rear extension, replacement roof over dormers, single storey rear extension, new garden wall with gate and associated works.’ in light of the revised plans. Although this was performed at a late stage in consideration of the proposal, the revised plans were received within the consultation period and were available for 21-days within that period.

POLICIES:

Legislation:

Town and Country Planning Act 1990

National Policy:

National Planning Policy Framework - December 2023 (NPPF)

• Paragraphs 11, 131, 135, 180, 186, 188.

National Planning Practice Guidance (PPG)

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

Local Policy:

Wiltshire Core Strategy

• 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 50: Biodiversity and Geodiversity (CP50)
• Core Policy 52: Green Infrastructure (CP52)
• Core Policy 57: Ensuring High Quality Design & Space Shaping (CP57)

Neighbourhood Plan:
Purton Neighbourhood Plan – Made November 2018 (PNP)
• Purton Policy 3: Footpaths
• Purton Policy 4: Ecological Enhancements (PP4)
• Purton Policy 5: To Protect Key Local Landscapes (PP5)

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/74/0921 – Alterations and extensions (Approved with Conditions 22 July 1974)
N/79/1739 – Double Garage (Approved with Conditions 9 November 1979)
N/81/0252 – Extensions to dwelling (Approved 3 February 1981)

ISSUES:
The main considerations which are material to the determination of this application are listed below:
• Principle of Development
• Impact on Local Character and Appearance.
• Impact on Neighbouring Amenities
• Impact on the Natural Environment
• Public Rights of Way

CONSULTEE RESPONSES:
The Parish Council, and Wiltshire Council's Highways Engineer, Public Rights of Way Officer, and Arboricultural Officer were consulted on this application. The following responses were received:
• Purton Parish Council – no objection.
• Highways – no comment.
• PROW – no objection, subject to informatives.
• Arboriculture – no response.

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.

Two-Storey Rear Extension
The two-storey rear extension was initially proposed with a double-hipped roof and set slightly higher than the existing rear extension it abutted. This made it appear like a tower and would not have integrated well with the existing built form. This was revised to the present design, which features a pitched roof with gable ends. The present design is considered to integrate well with the overall roof and built form of the existing rear extension. While the side elevation gablets may seem a little odd, they are not overtly displeasing aesthetically and reference the existing roof form sufficiently to be acceptable. Materially, it will be externally constructed from painted brick which will contrast with the existing rear extension it abuts that is finished in render. However, painted brick is a finish already found on the dwelling and, provided the colour matches, it will not look out of character. The roof will be covered in slate to match existing. Overall, the extension is considered acceptable in design terms.

Single-Storey Rear Extension
The single-storey rear extension is clearly subservient within the built form and will materially reference the existing building without detracting from the thatched roof, which is considered to be the main architectural interest of this dwelling and key to its appearance. Overall, it is acceptable in design terms.

Garden Wall
The proposed garden wall will materially reference the brick gate piers found at the site's access. While it will contrast with the off-white external colour of the host dwelling, it will allow the house, detached garage and wall to be read as individual distinct elements and this helps integrate it into the site and reduce the overall visual impact of what is a substantial dwelling.

Associated Works
The associated works are not considered to adversely impact the external appearance of the host dwelling or the local character. It is noted that the initial proposal sought to demolish the front

porch and buttresses and replace with a metal roofed extension. This was considered unacceptable as it would significantly harm the appearance of the host dwelling, which makes a significant contribution to the character of the locality. Although the justification for this was not unreasonable, it sought to alleviate condensation and damp issues; the design solution was not appropriate in this instance. Instead, the proposal will retain the front porch and rebuild the buttresses. The proposed porch on the east elevation would appear subservient to the front porch and is considered appropriate.

Overall, the proposal has the cumulative impact of creating a substantial dwelling which would likely have had more humble origins. However, the application site enjoys a degree of separation from neighbours and has a large residential curtilage, which means this impact is not considered to be significantly harmful. Furthermore, its front elevation remains largely unaltered and it will continue to appear as an attractive thatch-roofed dwelling from the public realm. It will not have a significant harmful impact on the character and appearance of the local area.

It is considered the proposal is in accordance with CP57 and is acceptable. However, conditions are recommended to ensure the materials used in the external construction of the development are as stated and match, where appropriate, those used in the existing building. 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 application site has no immediate neighbours and is well screened by trees and other foliage. The proposal is not considered to therefore impact on the residential amenity of neighbours and the proposed wall is considered to improve the privacy of the host dwellings' rear amenity area where its privacy is limited by users of the public footpath PURT50.

No letters of representation were received from neighbours that would affect consideration of the proposal and the proposed extension and side window are not considered to impact on residential amenity. The proposal is in accordance with CP57.

Impact on the Natural Environment:
CP50 requires that development proposals demonstrate how they protect features of nature conservation and geological value as part of the design rationale. They should incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development and seek opportunities to enhance biodiversity.

PP4 requires proposals for new development in Purton to identify and implement ecological enhancements wherever possible, such as part of proposed developments, in order to work towards a net gain for biodiversity.

The proposal does not involve the removal of trees, hedging nor is it considered to result in the disturbance or loss of habitat. The floor plans appear to show some increase in the size of the area covered by existing paving to the rear of the dwelling, but this is not considered to result in loss of established trees or other habitat. The proposal has sought to incorporate measures to reduce disturbance to wildlife, caused by the erection of a privacy wall between the garage and east elevation, by including wildlife tunnels and designing the gate to have a gap underneath through which wildlife can move more freely.

The Council's Arboricultural Officer was consulted on the proposal but did not comment. The proposal is considered to be in accordance with CP50 and PP4.

Public Rights of Way:
CP52 requires that development proposals make provision for the retention and enhancement of Wiltshire's green infrastructure network and shall ensure that suitable links to the network are provided and maintained.

PP3 requires proposals for new development in Purton to retain and protect the quality and attractiveness of existing public rights of way.

The proposal does not include any works which would impact on public rights of way or their users. PROW were consulted on the proposal and made no objection, but they suggested an informative which can be added to any approval notice. The proposal is in accordance with CP52 and PP3.

CONCLUSION:
The proposal is not considered to conflict with the statutory requirements, the national and local planning policies nor the Purton Neighbourhood Plan. The proposal would not result in 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: (4)

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:

Site Plan and Location Plan.pdf. 23-002 pl v6 – Sheet – PL01. Received 15 January 2024.
Proposed Floor Plans and Elevations.pdf. 23-002 pl v8 – Sheet – PL04 Rev A. Received 29 January 2024.
Proposed Roof Plan and Finishes.pdf. 23-002 pl v8 – Sheet – PL05 Rev A. Received 29 January 2024.

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

3 With the exception of the brick to be used in the construction of the garden wall, all materials 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.

4 The brick to be used in the construction of the garden wall hereby permitted shall match in material, colour and texture those used in the existing brick gate piers found at the access to the main dwelling, known as 7 Hoggs Lane, Purton, Swindon, Wilts, SN5 4HQ

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

Informatives: (3)

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.

7 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.

8 The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the highways Act 1980 and therefore no planting, landscaping,

materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way PURT50 during or after development, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.