CASE OFFICER'S REPORT

Application Reference:	PL/2024/00380
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	13 February 2024
Case officer:	Stefan Galyas

Site Address:	11 Locks Lane, The Common, Purton, Swindon, SN5 4HD
Proposal:	Single storey rear extension
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application relates to No.11 Locks Lane, an end of terrace two storey dwelling with a pitched roof which steps down moving from the south-east to the north-west and features two red brick chimney stacks. The existing dwelling possesses a single storey protrusion to the rear (north-eastern) elevation which has a lean-to roof. The site possesses garden ample garden amenity space both to the front and rear of the property and is bordered by the Swindon and Gloucester railway line to the north-east and open fields to the south-east. The dwelling is set back from the roadside and is located where the road curves along The Common.

The property is located outside of the defined settlement boundary for Purton to the south and the site is accordingly considered to be located within the open countryside for planning purposes.

With regard to policy constraints, the site is not located within any defined area. The Council's GIS mapping shows the site as having an identified risk of groundwater flooding.

PROPOSAL:
The application seeks planning permission for a rear elevation, single storey extension to the existing property. The proposal would be approximately 4.3m in length, 6.6m in width and would measure at 3.1m in height. External materials would constitute rendered walls, a single ply flat roof membrane and aluminium windows and doors.

POLICIES:
Wiltshire Core Strategy (WCS) Adopted 2015
Core Policy 1 – Settlement Strategy
Core Policy 2 – Delivery Strategy
Core Policy 19 – Royal Wootton Bassett and Cricklade Settlement Strategy
Core Policy 51 – Landscape
Core Policy 57 – Ensuring High Quality Design and Place Shaping

Purton Neighbourhood Plan Made 2018
Policy 13 – Development Principles

National Policy:

National Planning Policy Framework (NPPF) December 2023
Paragraphs 2, 8, 11, 12, 38, 47, 88, 89, 114-116, 131, 135 & 139.

National Design Guide (2021)

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.

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

RELEVANT PLANNING HISTORY:
There is no recent history of planning applications relating to the site.

REPRESENTATIONS:
Purton Parish Council: No objection.

Letters: There were no letters of representation received in response to the proposal.

Principle of Development:
The principle of extending or altering an existing dwelling is considered acceptable in principle and in accordance with Core Policies 1, 2, 13 and 57 of the WCS, subject to a range of site-specific considerations and compliance with policies found within the development plan and the NPPF.

Impact on Character and Appearance:
Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts.

Policy 13 of the Purton Neighbourhood Plan states that development should respect the specific character of the Conservation Area, reflecting local vernacular, design and materials.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful

consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality; A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

The proposed extension would be contained to a single storey height and would be visibly subservient to the host dwelling. Whilst the extension would not entirely respect the linear built form of the terrace, the neighbouring dwellings have already extended to both their front and rear elevations, therefore the proposed extension would not be completely out of character with the surrounding area. The proposed extension would have a flat roof which would not match with the roof pitch of the host dwelling. However, the proposal would be set in a visually discrete position with regard to the public domain and it is not situated within a sensitive or special designation. As such, it is considered that the proposed flat roof would not result in harm to the character of the site or the area. It is also noted that the proposed extension would be finished with render, which would be different from the external wall material of the existing building. However, given its discreet location and its modest scale, it is considered that rendered finish would be acceptable in this instance.

It is therefore considered that the proposal would have an acceptable impact with regard to the character and appearance of the area. Thus, the proposal would be in accordance with the provisions of Core Policy 57 of the WCS and Paragraph 135 of the NPPF.

Neighbouring Amenities:
WCS policy CP57 (Ensuring High Quality Design & Space Shaping) 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. The NPPF includes that planning should “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”. 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 proposal would be offset from the neighbouring site to the north-west by approximately 3m. It is noted that a side (north-western) elevation which would face out towards the property and garden amenity space at No.12. These windows are not considered to be high level and their outlook may be obscured through the erection of a 2m high boundary fence between the two properties by virtue of Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. The proposal is considered to be limited in size and scale and therefore would not give rise to an unacceptable overshadowing impact.

It is noted that no letters of representation were received in response to the proposed development.

CONCLUSION:

The proposed development is considered acceptable and in accordance with Core Policies 1, 2, 19, 51 and 57 of the Wiltshire Core Strategy, Policy 13 of the Purton Neighbourhood Plan and the relevant paragraphs of the NPPF.

RECOMMENDATION:
That planning permission be GRANTED subject to the following 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:

Location Plan, Proposed block plan, existing and proposed elevations, floor plans and roof plan, Drawing No. 01, received by the Council on 15 January 2024.

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the application form and approved plans.

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

4 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)

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.

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.

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.