DELEGATED REPORT

Application Reference:	PL/2023/09824
Application Type:	Planning Permission
Site Address:	17 LAINES HEAD, CHIPPENHAM, SN15 1PH
Proposal:	Extension of existing front dormer and addition of a new rear dormer to form additional living space.
Recommendation:	Planning Permission be GRANTED

PROPOSAL AND SITE

The application seeks permission for the 'Extension of existing front dormer and addition of a new rear dormer to form additional living space' at 17 Laines End, Chippenham. The enlarged front dormer is to timber clad with the new rear dormer part rendered part timberclad.

The application relates to a detached residential property with the defined settlement of Chippenham. The property is of mid century construction, positioned at the end of a cul-de-sac on a slightly elevated plot with off street parking to the front.

There are no listed buildings in the vicinity however PRoW CHIP52 runs in a west-east orientation and serves as a cut through to Malmesbury Road.

The site is not part of any other specific landscape, ecological or archaeological designation.

POLICIES

Wiltshire Core Strategy 2015
Core Policy 51 – Landscape
Core Policy 57 – Ensuring high quality design and place shaping
Core Policy 61 – Transport and development
Core Policy 64 – Demand management

Planning Policy Framework 2021 (NPPF)
Section 12 - Achieving well-designed places

Emerging Chippenham Neighbourhood Plan 2023-2038
Annexe 1- Chippenham Design Guide
K. Architecture and Building Materials

ISSUES

The main issues in the consideration of this application are:

- Principle
- Size, scale and design
- Impact on the living conditions of adjacent occupiers

CONSULTATION

Chippenham Town Council – No objection

REPRESENTATIONS

None received.

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. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Principle of development

Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, and the provisions of the NPPF i.e. para 2, applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The relevant development plan document in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015).

The application seeks permission for the extension to the existing dormer on the front elevation and the creation of a new dormer to the rear roof slope. The principle of development ancillary to an existing residential property is acceptable in principle, subject to assessment of site specific impacts and compliance with the with CP57 of the WCS.

Size, scale and design

The planning system promotes high quality development through good inclusive design and layout and the creation of safe, sustainable mixed communities. Good design should be indivisible from good planning and recognised principles of good design seek to create a high-quality built environment for all types of development. Core Policy 57 of the WCS requires new development to respond positively to existing landscapes in terms of building layout, built form, height, mass, scale, building line and materials in order to effectively integrate the building into its setting. Policy K1 of Annexe 1 to the Emerging Neighbourhood Plan states that the architecture and materials of development of new development shall contribute to local distinctiveness by using the guiding principles set out in Paragraph 56 of the National Design Guide.

Although always a feature of the NPPF, recent changes to section 12 to the NPPF reinforces the requirement that good design is a key aspect of sustainable development and, unequivocally, that development which is not well designed should be refused planning permission.

The design of the proposed dormers, albeit flat roofed is fairly typical to this age of building and it is noted that the adjacent property has a similarly proportioned dormer to that proposed within this application. Whilst the front dormer is visible from the road, the rear dormer is not visible from public

vantage point due to the site backing onto the covered reservoir and substation which is fenced off from the public.as such the enlarged dormer to the front and new dormer to the rear could not be considered unduly prominent in the street scene. The proposal is therefore considered to be acceptable in design terms and would not cause any harm to the character and appearance of the area in accordance with Core Policy 57 of the WCS.

Impact on neighbour amenity

Core Policy 57 states that development should have 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. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

The property is located within an established housing estate where a degree of intervisibility is expected. The enlarged dormer to the front will not result in any additional overlooking. The property backs onto the covered reservoir, and as such and due to the orientation of the property, the additions will not result in any overlooking.

It is therefore considered that on the basis of the details provided, the proposal would not cause any harm to the amenity enjoyed by any adjacent residential occupiers in terms of overlooking or overbearing impact. The proposal accords with Core Policy 57 of the WCS in this respect.

CONCLUSION

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The above report has shown that this proposal is in accordance with the NPPF, Wiltshire Core Strategy Policy CP57 and the Emerging Chippenham Neighbourhood Plan as it is of an acceptable scale and design and will not impact unduly on amenities enjoyed by local residents. It is therefore recommended that this application is approved with conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

WA1
WM13
Existing floor plans
Existing elevations
Proposed floor plans
Proposed elevations
Site and location plan
Received 14.11.23
WP6
WP18
WP31