CASE OFFICER'S REPORT

Application Reference:	PL/2024/00348
Application Type:	Householder planning permission
Consultation ends:	16th February 2024
Case officer:	Hilary Baldwin

Site Address:	HILLCREST, THE COMMON, BRINKWORTH, CHIPPENHAM, SN15 5DX
Proposal:	First floor roof line and front elevation to be brought in line to mirror existing property
Recommendation:	Approve with Conditions

Proposal and Site Description

Proposal

The application seeks planning permission for revisions to an extant permission for the erection of a two-storey side and rear extension to a chalet style, detached property.

Permission was previously granted for similar development to the property and works have commenced on site and have significantly progressed beyond foundation stage. That development required the removal of an existing detached garage and granted permission for the extension of the dwelling to the eastern side elevation and to the rear. An integral garage for the parking of two vehicles was permitted, together with enlarged ground floor accommodation and two additional bedrooms and bathrooms at first floor level with an additional stairway leading from the garage to the first-floor accommodation.

The proposal subject of this submission would remove the first-floor box dormer windows and rationalize the design of the roof scape on the western side elevation by elongating the hipped roof on the western side and removing a gable end at first floor level. The windows serving the first floor on the front elevation would then be relocated to be flush with the principle front elevation and the first-floor bathroom served by way of a roof light.

The proposed changes would not result in additional bedrooms or first floor accommodation and would rationalize the layout to fit with the new roof layout.

During the course of the assessment, a set of new plans were submitted, which fully demonstrates the progression of development from the original dwelling, the extant dwelling and its approved scheme and a set of plans as proposed under this submission. No changes to the overall designs were made in those plans other than their title and the LPA is satisfied that no additional consultation is required.

Site Description

The application site originally comprised a small, detached property which benefited from rooms in the roof and a large private amenity space which was not considered to be compromised by the extant permission. There is ample frontage parking and an existing highway access which leads from the main highway running past the site. The adjacent dwellings to the west are set parallel with the application property but the adjacent bungalow to the east is set perpendicular to the site and has its rear elevation adjacent to the common boundary with the application plot.

The property is within a small enclave of dwellings known as Callow Hill to the west of the main village of Brinkworth. There are open fields to the north of the site and the application property and the adjacent dwellings to the west front onto the main highway and are set back within their site with large frontages and off—road parking. To the east and south of the site is a small turning called Callow Cross which comprises single and two storey dwellings of a mid to late 20th century design and built of buff coloured stonework.

There are further adjacent dwellings in this loose ribbon development with all the properties having a connection with the main highway.

The site lies outside of any settlement boundary, conservation area and there are no nearby heritage assets.

Policies
National Context:
National Planning Policy Framework (NPPF) 2023
Paragraph 11 – Presumption in favour of sustainable development
Paragraph 135 - Function and form of Development

Planning Practice Guidance (PPG)

Local Context:
Wiltshire Core Strategy (WCS) adopted 2015
Core Policy 1- Settlement Strategy
Core Policy 2- Delivery Strategy
Core Policy 57- Ensuring High Quality Design and Place Shaping
Core Policy 60 - Sustainable Transport

Wiltshire Local Transport Plan 2011-2026
Car Parking Strategy

Key Issues
Principle of Development
Impact on the character and appearance of the area
Impact on adjacent neighbouring occupiers
Access, Parking and Highway Safety

Relevant Planning History
The planning history on the site reveals the permission for the works that are currently being undertaken.

PL/2022/05043 – Two storey rear and side extension to existing two storey bungalow
Approved with Conditions and subject to a Non Material Amendment for the addition of a front elevation porch.

Consultation Responses
Brinkworth Parish Council – Objection

Representations
No letters of representation were received in relation to the proposed development.

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 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 site specific assessment and related policy consideration and compliance with other policies contained within the development plan.

The principle of development to extend the original dwelling and incorporate full first floor accommodation and integral garages has already been granted permission and is therefore a material consideration in the determination of the current proposal.

Impact on the Character and Appearance of the Area

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.

The preceding application, which is extant, significantly enlarges the original dwelling on the plot and subsumes the detached garage into the side elevation, which together with the rear extension and other roof alterations, will result in a five-bedroom detached dwelling. However, the original property benefited from a large site. Adjacent dwellings to the east and south, within this small residential enclave are of a similar bulk and scale and this development would not look out of place when viewed from the main B4042, which runs past the property. The dwelling is set back from the highway and the extensions and alterations would not bring the dwelling any closer to that road and albeit closer to the adjacent dwelling to the east would retain a sense of openness.

The revised roof plan, to the western side elevation, is considered to rationalize The front elevation of the dwelling and result in a more visually cohesive design with matching roof slopes and materials to each side elevation and the first floor windows being aligned. The bulk of the gable end on the preceding design would be reduced and a single roof slope incorporated to the western side elevation.

The overall design is considered acceptable and a condition to ensure that the works are carried out in accordance with the submitted plans and the stated elevational materials can be appended to any grant of permission.

It is noted that the Parish Council have raised an objection to the scheme, albeit within the preceding application there were no adverse comments. Their current comments opine that the large extension appears to big for the plot and question whether the foundations would carry the additional weight. There is no change to the overall footprint of the dwelling and, as previously considered, there is no concerns in terms of the these relatively minor changes to the western side roof slope and fenestration. In terms of foundations, that element would be covered by Building Regulations and in this instance, is not for consideration under planning legislation.

In this instance, due to the size and location of the development, and the use of appropriate material detailing, the proposal is considered in compliance with CP57 and the guidance and provision as contained within the NPPF.

Impact on Adjacent Neighbouring Occupiers

The original scheme attracted objections from adjacent neighbouring occupiers lying to the east of the site and which raised concern in relation to proximity and overshadowing of the rear elevation of the adjacent bungalow. That submission was revised to reduce the height of the eastern side elevation and provide a slack roof slope with one small, opaque glazed dormer window serving a bathroom.

The current proposal would employ a similar roof slope on the western side of the property and would rationalize the complicated external form of the gable end and box dormers. Whilst there would be a small rooflight window in the revised roof slope, that window would be at high level and serve a bathroom and is not considered to exacerbate any overlooking or inter-overlooking to the two storey dwelling to the west.

It is noted that no letters of representation have been received in relation to the revised scheme and the development is not considered to result in any further loss of outlook, noise disturbance or overshadowing to occupiers of other properties within the vicinity of the site.

Access, Parking and Highway Safety

The extant proposal included three additional bedrooms and will result in a 5-bed dwelling with additional bathrooms. The Council's Highway Engineers were consulted on that scheme and it was considered that the garage space and large area of retained frontage parking is sufficient to meet the needs of the enlarged dwelling. The current scheme would not alter the frontage parking or garaging and would not increase the number of bedrooms or living accommodation. It is therefore deemed acceptable in terms of parking requirements.

Conclusion

As such, the proposals would not conflict with the statutory requirements, as well as the national and local planning policies and can be supported. It is therefore recommended that the application should be permitted subject to relevant conditions to ensure the works are carried out in accordance with the submitted specification.

Conditions: (2)

1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Site Location Plan. Received on 15 January 2023
LP/LBB/22/2 – Original Elevations. Received on 18 March 2024
LP/LBB/22/01B – Original Elevations. Received on 18 March 2024
LP/LBB/22/3B Rev B – Approved Elevations. Received on 18 March 2024
LP/LBB/22/01B Rev C – Approved Floor Plans. Received on 18 March 2024
LP/LBB/22/6A Rev A – Approved Entrance Porch. Received on 18 March 2024
LP/LBB/22/3F – Proposed Elevations. Received on 18 March 2024
LP/LBB/22/01E – Proposed Floor Plans. Received on 18 March 2024

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

2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as stated on the approved plans and application form.

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

Informatives: (4)

3 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL

Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

4 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.

5 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.

6 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.