DELEGATED REPORT

Application Reference:	PL/2023/10609
Application Type:	Householder
Site Address:	20 Barry Place, Derry Hill, Calne, SN11 9NX
Proposal:	Proposed external alterations
Recommendation:	Planning Permission be GRANTED

PROPOSAL AND SITE DESCRIPTION

The application seeks planning permission for external alterations. The proposal in this instance will see the introduction of timber cladding within the eves of the gabled elements. The proposal will also introduce a replacement porch.

The site is within Derry Hill a large village. The host property is a late 20th century housing estate with an established architectural vernacular. There are no additional planning constraints in terms of conservation, ecology or flooding.

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Impact upon Heritage Assets

Calne Community Neighbourhood Plan
Policy BE2: Design

MAIN ISSUES

- Principle of Development
- Scale and Design
- Amenity

CONSULTATION

Calne without Parish Council: No objection:

> *"CWPC has no objection to the application."*

REPRESENTATIONS

No representations 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. The National Planning Policy Framework (NPPF) and the Calne neighbourhood Plan are key material planning considerations. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

Principle of Development

Decisions on planning applications are made in accordance with the policies contained in the Wiltshire Core Strategy and government guidance.

The principle of minor external additions is considered to be acceptable in principle, as the proposed location is within the curtilage of the residential property

The detail of the proposals must also be considered against other policies within the development plan.

Scale and design

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. Sections 12 of the NPPF expects a good standard of design.

The proposed development in terms of the porch addition and introduction of the cladding will have both elements assessed separately. The introduction of the cladding is of a modest addition and is not considered to result in a noticeable increase in the scale of the property.

The proposed porch is of a modest scale and is a modest addition to the principal elevation, being comparable to the existing porch with additional timber cladding. Again, it is considered that the proposal is acceptable in terms of scale. Furthermore, due to the reasonable proportions of scale the totality of the development does not suggest that either the main dwelling within the curtilage or the wider plot is being overdeveloped.

The proposal has a typical appearance, while allowing a clear understanding of the evolution of the host property's-built form. The resulting appearance of the host property remains sympathetic and acceptable, with its modest form and appearance considered to be a positive addition.

In terms of scale and design it is considered that that the proposal in its totality has complied with the requirements of CP58 of the WCS and BE2 of the Calne Neighbourhood Plan.

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.

Due to the location and modest scale of the proposal it is not considered that the proposals would result in an unacceptable impact upon amenity in terms of overlooking, overshadowing, loss of light or outlook.

As such, on balance the proposal is acceptable in terms of amenity in relation to CP57 of the WCS and Policy BE2 of the Calne Neighbourhood Plan.

CONCLUSION

The proposal is considered to be acceptable in respect of size, scale, and design. The development is not considered to impact unacceptably upon the character of the area, wider landscape and is not considered to have an unacceptable impact upon the amenity or living conditions of the adjoining occupiers. The proposal is therefore in accordance with Core Policy 57 of the Wiltshire Core Strategy and relevant sections of the National Planning Policy Framework (2023) and the Calne Neighbourhood Plan.

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

See decision notice