DELEGATED REPORT

Application Reference:	PL/2023/11157
Application Type:	Planning permission House Holder
Site Address:	Bella Cottage, 88a London Road, Chippenham, SN15 3AZ
Proposal:	Two storey extension to rear, lean-to porch to front elevation.
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application seeks permission for a two-storey extension to the north elevation, which is proposed to project approximately 3.9 metres at the full width of the existing dwelling which is approximately 5.4 metres, the existing ridge height is approximately 7 metres with the eaves height at approximately 4.3 metres, the proposed ridge and eaves of the roof are extended inline with the existing ridge and eaves line.

A porch extension is proposed to the east elevation, measuring approximately 1.5 metres in depth by 4.7 metres in width, the height to the eaves is approximately 2.2 metres the maximum height is approximately 3.3 metres.

The elevations for the both the extension and porch are proposed in Bradstone reconstructed stone to match the existing elevations in colour and profile, the roof tiles are proposed of reconstructed stone to match the existing tiles in colour and profile. The windows are proposed in white upvc double glazed units to match the existing windows. A pitched dormer is proposed to the roof of the extension to the east and west elevations in similar scale and materials as the existing dormers. Full height glazed doors are proposed to the ground floor north and east elevation to form the ground floor elevation in glass doors. First floor patio doors with a Juliet Balcony are proposed to the north gable end elevation. The doors of the extension are proposed of aluminium powder coated anthracite double glazed doors. A composite front door is proposed for the porch.

The application is made for development for ancillary use to the property as a residential dwelling.

SITE DESCRIPTION/CONTEXT

The property known as Bella Cottage 88a London Road Chippenham, is a recently constructed two storey detached dwelling. Planning permission for the property was granted subject to application 12/03632/FUL. The property is set to the east side of the main London Road out of the Town, the house is set behind an existing garage forecourt on the London Road and is accessed off the main road by a driveway which leads from the main highway between the south side of the garage premises and the neighbouring property known as 88 London Road. The neighbouring properties known as 88 and 90/92 London Road are GD II listed buildings. The neighbouring properties to the north are known as 16, 17 and 18 Long Close and to the east are no.s 1, 3, and 5 Blackcross.

The property is located within the Town of Chippenham which is the Principal Town of the Chippenham Community Area as defined in the WCS.

The property is within an Archaeological Sensitive Area.

There are no other policy designations covering the application site.

PLANNING HISTORY

12/03632/FUL – Erection of a three-bedroom dwelling – approve with conditions.

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 10: Spatial Strategy for Chippenham Community Area
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Ensuring the conservation of the Historic Environment
Core Policy 61: Transport and Development
Core Policy 64: Demand Management

National Planning Policy Framework 2023 (NPPF)
Section 2: Achieving sustainable development
Section 12: Achieving well designed and beautiful places
Section 16: Conserving and enhancing the historic environment

ISSUES

- Principle of Development
- Scale and design
- Heritage
- Residential amenity
- Access and parking
- Archaeology

CONSULTATION

Chippenham Town Council – No objection, but do raise following comments:

> *The design of the proposed extension would be improved by making it subservient to the main house i.e. lower roof ridge and eaves height, slightly stepped back from the front façade.*

Council Archaeologist – No objection.

Council Highway Engineer – No objection:

> *Based on the information provided I am happy that the proposal will not lead to a negative impact on the highway and as such I am happy to offer no highway objection.*

REPRESENTATIONS

The application has been publicised by direct neighbour letter no representations have been 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) is a key material planning consideration. 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 domestic extensions, alterations and/or outbuildings within the curtilage of existing dwellings is considered acceptable, providing those proposals are complaint with the requirements of relevant 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 application is to extend the existing property at full height and width to the north by approximately 3.9 metres.

The proposed materials are to match and are of high quality, the details and design to extend the existing dwelling by extending existing elevations and the gable in the existing style blend the extension to the original house. The proposed dormers above new windows are in keeping with those existing at the property. The extension projects into the north private gardens of the existing dwelling. The extended roofline may be seen from the London Road across the grounds of the garage premises when looking east although the property is set down at a lower level. The extension will be approximately 3.9 metres in additional length to the existing elevation which is approximately 8.4 metres.

The Chippenham Town Council has commented that the roof should be set down to appear subservient to the host dwelling. While the comments are noted, due to the individual character of the property within its own setting and at a lower level from public views from the London Road it is not considered there to be any harm from the proposed extension being in line with the exiting roof height to extend the existing profile form of the dwelling. The proposal is considered to be of acceptable design, detailing and materials in keeping with the host dwelling.

The proposed porch uses materials to match the existing house and the design of a lean-to roof proposed to the east side elevation sited within the grounds of the property. The design is considered in keeping with the property in scale, materials and detailing and is away from public view due to the location of the property the porch is well contained within the existing curtilage not visible in the street-scene.

The scale, design, details and siting of the proposals are considered to be in accordance with CP 57 of the WCS.

Heritage

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for works which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities in determining planning applications affecting a Conservation Area to pay special attention to the desirability of preserving or enhancing the character or appearance of that conservation area.

Core Policy 58 states that development should protect, conserve and where possible enhance the historic environment. Section 16 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

The property is approximately 4 metres from the listed building of no. 88 London Road. The extension is to the north end gable of the dwelling, the listed building is to the south of the property. The proposed single storey porch is to the east elevation and at ground floor.

The proposed development is therefore well separated from the listed building. The proposal using materials to match the existing building integrates well with the existing setting.

The proposal is therefore considered not to preserve the setting of the listed buildings and to comply with the requirements of CP 58 of the WCS.

Residential 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 neighbouring properties most sensitive to the proposals are those set to the north known as 16, 17 and 18 Long Close. The rear gardens of which extend to approximately 50 metres to meet the rear boundary of the development property. The rear gardens of the neighbouring properties are relatively long. The property is set on higher ground than the properties of Long Close and the proposed gable end elevation will incorporate a pair of full height glazed doors with Juliet Balcony for the new layout of Bedroom 1. The existing north gable end elevation has two-bedroom windows one to each existing bedroom 2 and bedroom 3.

The proposed Juliet Balcony window will face north across the far end of the gardens which are set away at an angle from the rear elevation of proposed extension. The outlook will be across the far end of the gardens and towards the rear elevation of the terrace of properties of 12 and 13 Long Close, the top of the gardens of no. 15, 16 and 17 would be directly to the north. The gardens extend to approximately 45 metres in length, the properties of Long Close are set angled away to the northeast from the north elevation of the proposed gable end of the extension with first floor Juliet Balcony.

Two first floor bedroom windows are proposed to the east side elevation of the extension which will face neighbouring properties of 1, 3 and 5 Blackcross. There is currently one bedroom window facing the properties of Blackcross. The rear elevations of the Blackcross are approximately 38 metres to the east in respect of the proposed windows. Bella Cottage is set on higher ground than Blackcross which is sloping downhill towards Long Close.

Due to the distances and orientation of Bella Cottage in relation to neighbouring properties, there are considered to be no unacceptable impacts from additional overlooking to neighbouring properties.

The proposal is found to be in accordance with CP 57 of the WCS in terms impacts to residential amenity.

Access and parking

Wiltshire Core Strategy policy CP61 states that new development should be capable of being served by safe access to the highway network. Core Policy 64, states that provision of parking associated with new residential development will be based on minimum parking standards.

The property is a three-bedroom dwelling, the proposed extension will reconfigure the bedrooms to form three larger bedrooms but the number of bedrooms is unchanged. The driveway parking to the east and south driveway areas will remain available for parking of three cars as existing.

The existing parking and access arrangement will remain unchanged.

The Highways Engineer has no highway objection to the proposal as it will not lead to a negative impact to the highway.

The proposal is found to be in accordance with CP 61 in terms of the access and CP 64 in terms of parking arrangements of the WCS.

Archaeology

The property is within an area designated as an archaeological sensitive location.

The Wiltshire Archaeologist Officer has been consulted upon the proposal and no objections or further requirements for site assessments were raised. The proposal is therefore considered to have no adverse impacts on archaeology.

CONCLUSION

The proposed development is found to be of good quality design, materials and scale in keeping with the existing dwelling and setting of the area in general. The development does not give rise to unacceptable impacts upon the amenities of neighbouring occupiers. There is no harm to the significance of the nearby listed building and its setting and character is preserved. The existing Highway access and parking arrangements are unchanged by the proposals. The proposed development is found to be in accordance with CP 57, CP 58, CP 61, and CP 64 of the WCS.

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

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:

   Drawing no. CAM 1002/CAM/2023/1 - Site location plan 1:1250 Scale, Block Plan 1:250 Scale and existing elevations and floor plans 1:100 Scale.

   Drawing no. CAM 1002/CAM/2023/1 - Proposed block plan 1:250 Scale, Proposed elevations and Floor plans 1:100 Scale - all received 22nd December 2024

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

INFORMATIVES:

3. 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.

4. 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.

5. 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.