DELEGATED REPORT

Application Reference:	PL/2023/10034
Application Type:	Householder Planning Permission
Site Address:	5 Bankwaters Road, Corsham, SN13 0LY
Proposal:	Extension to side of house - two storey
Recommendation:	Planning Permission be GRANTED

PROPOSAL AND SITE DESCRIPTION

The application seeks planning permission a two storey side extension. The proposal will be finished in render and reconstituted stone to match the existing. The roof will be finished in concreate tiles to match the existing roof. Rainwater goods will be white UPVC again to match the existing.

The plans show an additional front door and there is no inter-connectivity at first floor level. The proposal incorporates an additional living room and kitchen and bedrooms at first floor.

The proposal will see a total of 4 bedrooms delivered within the site. Three parking spaces are proposed within the curtilage.

The ridge line on the proposed side extension is comparable to the existing ridgeline. The proposal will share a hallway and is considered to be an ancillary development to the main residential use of the property.

The property is an end of terrace property situated in an area with a consistent architectural vernacular. There are no additional policy constraints.

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

MAIN ISSUES

- Principle of Development
- Scale and Design
- Amenity

CONSULTATION

Box Parish Council: Comment:

The Box Parish Council could not make a decision on this application due to lack of information. There is no application form on the website and no Design and Access Statement has been made. The Parish Council is also concerned that this does not appear to be an extension but looks more like a separate dwelling.

Wiltshire Council Archaeology: No objection

Wiltshire Council Highways: No objection:

I refer to the above planning application dated 20/11/2023 seeking permission to provide a two-storey extension to the dwelling.

The site is located on Bankwaters Road, an unclassified section of public highway subject to a speed limit of 30mph. There is no access with the public highway from the site for vehicles and it is not proposed to alter the existing vehicle parking provision, for which detail has now been provided.

Whilst this is an extension of the property it would appear to be a single residential unit with separate kitchen and living accommodation. However, the shared hall would make the unit reliant on the existing dwelling therefore I have considered it as ancillary, there would be a total bedroom quantum of 4 bedrooms within the property and the existing parking provision is shown as three spaces on within the curtilage. This is in accordance with required minimum standards for a single residential dwelling.

I would therefore not wish to raise a highway objection to the proposals.

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) 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 comments from the Town Council, regarding the proposal are noted. No design and access statement is required for such an application , but it is perhaps accurate that the proposal could be interpreted as a separate dwelling. Indeed, the submitted plans show sufficient facilities where the proposed development could in theory operate as a separate dwelling, including a separate front door, kitchen and no doorway or

access between the two elements beyond a front corridor linking the two front doors. From the outside, the extension would look like a separate dwelling. However, the application was submitted on the basis of a domestic extension to the dwelling, with the “householder” application form being completed.

The applicant was approached with these concerns, with the written response clearly being that the proposed development is to remain as ancillary to the main dwelling. In light of the unambiguous response of the applicant, the description of development and the use of the householder application form, there is sufficient clarity that the proposal can be taken at face value and determined on the basis that it is an ancillary extension which is to be used and occupied in an entirely ancillary manner to no.5 Bankwaters Road. Nevertheless, given the extent and configuration of accommodation being created, it is considered relevant and reasonable to make use of a planning condition to ensure the development is not used as a separate dwelling or somehow severed from the existing planning unit.

The principle of ancillary domestic extensions is established as acceptable, but the detail of such development must still be considered against against other policies within the development plan. That assessment is carried out below.

Scale and Design

The proposed side extension has a ridgeline comparable to the existing property. While a subservient ridgeline would typically be sought, in this instance it is considered in this instance that having a lower ridgeline would result in confused and distorted building line.

In terms of footprint the comment from the Parish Council raising a concern over appearing to be a separate dwelling is noted. The scale of the proposed footprint while large remains subordinate to the property and wider plot and whilst perhaps giving the outward appearance of being a separate dwelling, in the context in which it sits (ie. at the end of a terrace of properties), it is not considered to be out of character. Regarding the use of the property, the proposal has been submitted on a Householder application form. Furthermore, the proposal shares a hallway and is demonstrably ancillary to the main dwelling.

The proportionate footprint does not suggest that the existing property is being overdeveloped. It is considered that in terms of scale the proposal complies with CP57 of the WCS.

The design, materials and resulting appearance of the proposed development is comparable to the existing property and sympathetic to the wider area. Furthermore, its sympathetic form does not detract from the aesthetic value of the host dwelling rather it reads as a clear evolutionary aspect of the host property. In terms of design the proposal is considered to comply with the requirements of CP57 of the WCS.

Impact upon Amenity

Due to the location at the end of a terrace, away from surrounding neighbouring properties, the proposal is not considered that the proposed extension would have an unacceptable detrimental effect upon the amenity of neighbouring properties in terms of overshadowing, overbearing impact or loss of light. No representations have been received.

The proposal is considered to comply with the requirements of CP57 of the WCS in terms of amenity and is acceptable.

Highways

The proposal in this instance will see the delivery of four bedrooms with three parking spaces being required by the Wiltshire Parking Strategy. Three spaces have been shown to be achievable on the submitted layout plan and as such the requisite level of parking has been achieved.

CONCLUSION

Subject to the imposition of conditions, 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).

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

See decision notice.