DELEGATED REPORT

Application Reference:	PL/2023/10857
Application Type:	Householder Planning Permission
Site Address:	5 Littlecote Road, Chippenham, SN14 0NY
Proposal:	Removal of hedge and extending of existing original brick wall
Recommendation:	Planning Permission be GRANTED

PROPOSAL AND SITE DESCRIPTION

The application seeks planning permission the removal of hedge and extending of existing brick wall. The existing hedge is to be removed to the front and side of the property and replaced with a wall comparable to that of the existing wall currently enclosing the rear garden. The proposed wall will have a height of approximately 1.7m. built in brick to match the existing. It will meet an existing fence of similar height at the front of the property.

The host property is situated in an area with a consistent architectural vernacular. There are no landscape, ecology or heritage constraints affecting the site.

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

National Planning Policy Framework 2023 (NPPF)

MAIN ISSUES

- Principle of Development
- Scale and Design
- Amenity

CONSULTATION

Chippenham Town Council: No objection

"The Town Council would prefer to see the existing hedge retained given the soft landscaping would be more in keeping with the character and appearance of the generally 'open plan' estate and the retained hedging would have biodiversity benefits."

Wiltshire Council Highways: No objection

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 development proposed in this instance is ancillary to an established residential property. As such the principle of additions to the established residential property is considered to be acceptable in principle.

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

Scale and Design

The location of the wall is comparable to that of the existing hedging. It is noted that the hedge has a height comparable to the existing wall section. The proposed replacement wall has an approximate height of 1.7m.

In terms of scale, the proposed walling, is of a proportionate scale and form to the existing wall and fence in will join on either end. While the proposal would be more noticeable than the existing hedge, the resulting scale of the proposed walling is of a typical form and appearance for a residential area.

In terms of scale the proposed walling is not considered to result in an unacceptable sense of scale and in terms of footprint it does not suggest that the wider plot is being overdeveloped.
It is considered that in terms of scale the proposal complies with CP57 of the WCS.

The comment from the Town Council regarding the removal of the hedging are noted and it is agreed that the hedge is a preferable treatment giving a softer appearance and providing habitat. However, in this instance the proposal is not considered to result in an unacceptable impact as the proposal remains sympathetic to the wider character of the wider area as the resulting wall is comparable to that typically found in a residential area. The proposal does not warrent refusal on these grounds.

Wiltshire Council Highways have raised no objection to the proposal in respect of the wall proximity to the junction.

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 of the proposal and relative distance from immediate neighbours it is not considered that the proposed extension would have a detrimental effect upon the amenity of neighbouring properties in terms of overshadowing, overbearing impact or loss of light.

The removal of this limited amount of hedging is not considered to result in a detrimental or unacceptable impact upon the visual amenity of the wider area.

The proposal has on balance complied with the requirements of CP57 of the WCS in terms of amenity and is acceptable.

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).

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

See decision notice