CASE OFFICER'S REPORT

Application Reference:	PL/2024/00249
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	03 April 2024
Case officer:	Brook Bishop

Site Address:	Carraways, 30 Garraways, Royal Wootton Bassett, Swindon, SN4 8LL.
Proposal:	Two Storey Side Extension
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site is a modern semi-detached two-storey dwelling which is set back from, but faces, the road. Adjoining its south elevation is its flat-roofed garage. To its front it enjoys an amenity area and driveway and to the rear it enjoys a private amenity area. It is set within a modern residential area, adjoined to the north by No.32 and there are adjacent neighbouring dwellings to the east and south.

The site lies within the settlement boundary of Royal Wootton Bassett. The site is not subject to any sensitive or special land-use designations.

PROPOSAL:
The application seeks planning permission for a two-storey side extension to the south elevation of No. 30 Garraways. The proposed extension has a pitched roof similar in form to the roof of the existing garage. There are first floor windows proposed on the front (west) and rear (east) elevations. It is external constructed from bricks under a concrete tile roof to match the host dwelling. As part of the proposal, the external walls of the garage would be retained. The bedroom quantum of the application site will increase from three to four and parking for one additional vehicle will be created in the front amenity area.

POLICIES:
Legislation:
Town and Country Planning Act 1990

National Policy:
National Planning Policy Framework 2023 (NPPF)
• Paragraphs 11, 114, 115, 131, 135.
National Planning Practice Guidance (NPPG)
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019 (NDG)

Local Policy:
Wiltshire Core Strategy (WCS):
• Core Policy 1: Settlement Strategy (CP1)

• Core Policy 2: Delivery Strategy (CP2)
• Core Policy 19: Spatial Strategy for Royal Wootton Bassett and Cricklade Community Area (CP19)
• Core Policy 57: Ensuring High Quality Design & Space Shaping (CP57)
• Core Policy 60: Sustainable Transport (CP60)
• Core Policy 62: Development Impacts on the Transport Network (CP62)
• Core Policy 64: Demand Management (CP64)
Wiltshire Local Transport Plan 2011-2026:
• Car Parking Strategy (CPS)

Neighbourhood Plan:
Royal Wootton Bassett Neighbourhood Development Plan (Made 2018) (RWBNP)
• Policy 7: Design

Supplementary Planning Documents:
Wiltshire Design Guide – Adopted March 2024
• 3.2 Expectation: Respect for and enhancement of the intrinsic local character and distinctiveness of the local area.
• 5.4 Expectation: Well-considered parking, servicing and utilities infrastructure for all users

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 be made in accordance with the Development Plan unless material considerations indicate otherwise.

RELEVANT PLANNING HISTORY:
There is no planning history for the site which is considered to be material to the consideration of this application.

ISSUES:
The main considerations which are material to the determination of this application are listed below:
• Principle
• Impact on Local Character and Appearance
• Impact on Residential Amenity
• Access and Parking

CONSULTEE RESPONSES:
The following consultees were invited to comment on this application:
• Royal Wootton Bassett Town Council: No Objection (08/02/2024). No Objection (25/03/2024).
• Highways Engineer: No comment (21/03/2024).

RESPRESENTATIONS:
No letters of representation were made by members of the public.

PLANNING ASSESSMENT:

Principle:

The application site is within the defined settlement boundary of Royal Wootton Bassett. 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 CP19 of the adopted Wiltshire Core Strategy, subject to assessment of site-specific impacts, related policy considerations and compliance with the other policies contained within the development plan and the guidance and provisions as contained within the National Planning Policy Framework.

Impact on Local Character and Appearance:

CP57 requires a high standard of design for all new developments, including extensions, alterations, and changes of use of existing buildings. Well-designed development should create a strong sense of place, reinforce local distinctiveness, and promote community cohesiveness and social wellbeing. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features and so the design of new developments must draw on an understanding of the site itself and the local context, seeking to maximise the benefits of those characteristics and enhance the overall character of the locality. New development should integrate into its surroundings, but the proximity of poor quality or indistinct development is not a justification for standard or poor design proposals.

RWB Neighbourhood Plan (Policy 7: Design) states that “development must respect local character”.

The proposed extension, by virtue of its form, scale and materiality, will integrate well with the host dwelling and is not considered to have a significant harmful impact on the character and appearance of the local residential area. The proposal is found in accordance with CP57 and can be supported, however a condition is recommended to ensure that the materials to be used in the external surfaces match in material, colour and texture those in the existing dwelling. Such a condition is considered appropriate and necessary in this instance and to meet other relevant tests.

Impact on Residential Amenity:

CP57 (vii) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter). Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

The proposed extension is not considered to result in unacceptable impacts on the residential amenity of occupants or neighbours nor to significantly worsen existing impacts. No letters of representation have been received which would affect consideration of this proposal. The proposal is not considered to result in unacceptable harmful impacts on residential amenity and is in accordance with CP57 (vii).

Access and Parking:
Core Policy 62 of the WCS states that developments should provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages. CP64 states that the provision of car parking associated with well-designed new residential development will be based on minimum parking standards. Policy PS6 of the CPS states that the provision of car parking associated with well design development should be compliant with the adopted minimum parking standards, but reduced requirements will be considered subject to dwelling size, parking mix, design and heritage concerns, or the demand for parking. It also states that garages will only count towards a site's parking allocation where it complies with adopted minimum size requirements of be 6m x 3m (internal dimensions).

This proposal would increase the bedroom quantum on site from three to four and the Council's adopted minimum parking standards suggest that a four-bedroom dwelling should provide parking for up to three average sized family cars. As part of this proposal, the existing garage will be retained, however, it is noted that it does not meet adopted minimum size standards. Revised plans were provided which indicate that a car parking space can be provided within the front amenity area of the application site and the proposed extension would not affect the existing parking and access arrangement. The Council's Highways Engineer was consulted on the revised proposal and raised no adverse comment to the proposal. In this instance, the proposal is not considered to result in severe impacts on highway safety and is considered in accordance with CP62, CP64 and Policy PS6 of the Local Transport Plan and can be supported.

CONCLUSION:
The proposal is not considered to conflict with the statutory requirements, the national and local planning policies nor the Royal Wootton Bassett Neighbourhood Plan. The proposal would not result in unacceptable harmful impacts to the character and appearance of the locality or on residential amenity. The proposal can be supported.

RECOMMENDATION:
It is recommended that planning permission be GRANTED subject to relevant conditions.

Conditions: (4)

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:

Existing & Proposed Plans. A1 24/01. Received 12 March 2024.

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the host dwelling as is stated in the approved plans.

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

4 Prior to the first occupation of the proposed extension hereby occupied, the proposed parking spaces shall be provided in accordance with the approved plans, Drawing No. A1 24/01.

REASON: In the interests of highway safety and the amenity of future occupants.

Informatives: (3)

5 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.

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.

7 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.