The Planning Inspectorate

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Your Ref:
Our Ref: APP/Y3940/D/24/3339208

Wiltshire Council
Planning Appeals
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

13 May 2024

Dear Sir/Madam,

Town and Country Planning Act 1990
Appeal by Mr Wayne Barrett
Site Address: 24 Doubledays, Cricklade, SWINDON, SN6 6AU

I enclose a copy of our Inspector's decision on the above appeal(s).

If you have queries or feedback about the decision or the way we handled the appeal(s), you should submit them using our "Feedback" webpage at https://www.gov.uk/government/organisations/planning-inspectorate/about/complaints-procedure.

If you do not have internet access please write to the Customer Quality Unit at the address above.

If you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

The Planning Inspectorate cannot change or revoke the outcome in the attached decision. If you want to alter the outcome you should consider obtaining legal advice as only the High Court can quash this decision.

We are continually seeking ways to improve the quality of service we provide to our customers. As part of this commitment we are seeking feedback from those who use our service. It would be appreciated if you could take some time to complete this short survey, which should take no more than a few minutes complete:

https://www.surveymonkey.co.uk/r/Planning_inspectorate_customer_survey

Thank you in advance for taking the time to provide us with valuable feedback.

Yours faithfully,

Bridget Holden
Bridget Holden

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Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - https://www.gov.uk/appeal-planning-inspectorate

The Planning Inspectorate

Appeal Decision

Site visit made on 1 May 2024

by B J Sims BSc (Hons) CEng MICE MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13th May 2024

Appeal Ref: APP/Y3940/D/24/3339208
24 Doubledays, Cricklade, Wiltshire, SN6 6AU.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Wayne Barrett against the decision of Wiltshire Council.
- The application Ref PL/2023/08554, dated 4 October 2023, was refused by notice dated 20 February 2024.
- The development proposed is the erection of side extensions.

Decision

1. The appeal is allowed and planning permission is granted for the erection of side extensions at 24 Doubledays, Cricklade, Wiltshire, SN6 6AU, in accordance with the terms of the application, Ref PL/2023/08554, dated 4 October 2023, subject to the following conditions:

   1) The development hereby permitted shall begin not later than three years from the date of this decision.

   2) The development hereby permitted shall be carried out in accordance with the following approved plans, received 4 October 2023:

      Location Plan, and

      Existing and Proposed Elevations and Floor Plans (With Proposed Block Plan) Ref 3376/1.

   3) The materials used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those found in the existing building.

   4) Prior to the first occupation of the development hereby permitted the first-floor window on the west elevation of the north side extension, serving the proposed ensuite bathroom, shall be obscure-glazed to no less than level 5 and fixed with a ventilation stay restricting the opening of the window and shall be permanently maintained in that condition.

   5) Prior to the first occupation of the development hereby permitted the first-floor window on the south elevation of the south side extension, shall be obscure-glazed to no less than level 5 and fixed with a ventilation stay restricting the opening of the window and shall be permanently maintained in that condition.

Main Issues

2. The Council considers there to be no planning objection to a proposed first-floor extension over the garage on the north side of the property, and I agree.

3. I consider the main issues in the appeal to be the effects of the proposed first-floor extension on the south side of 24 Doubledays, first, on the character and appearance of the house itself and, in turn, on the local street scene, and second, on the privacy of the neighbouring dwelling at No 23.

Reasons

Character and Appearance

4. The appeal property, No 24, and its neighbour at No 25 are the only two-storey buildings in Doubledays, the surrounding streets being comprised of bungalows. But standing at the end of a short cul-de-sac, these two dwellings nonetheless integrate well with their surroundings in character and appearance.

5. The proposed extensions would make the dwelling more massive, bulky and prominent in the street scene. However, the design is generally in keeping with the existing dwelling and others in the neighbourhood. In the view when approaching from the street in particular, I do not consider that the development would have any significant impact on the character or appearance of the existing house or the street, especially as the southern part of the appeal dwelling is partially screened in that view by the bungalow at No 23.

6. I accept that the southern extension would neither be set back from the front elevation and nor subservient to the main construction and that the combination of pitched roof shapes would be rather complex. However, the design would still be broadly in keeping with the local style.

7. Overall, I do not consider that the development would harm the character or appearance of the host dwelling or the street scene. In this respect, the development would comply with Core Policy 57 (CP57) of the Wiltshire Core Strategy (CS) and Policy H3 of the made Cricklade Neighbourhood Plan (NP) with respect to high quality housing design. These policies are consistent with the National Planning Policy Framework (NPPF)

Privacy

8. The proposed master bedroom in the southern extension would introduce three additional windows at first floor level, facing neighbouring properties. However, in this essentially urban environment, I do not consider that this would give rise to an undue amount of additional overlooking, provided the south-facing window were obscure-glazed to avoid increased overlooking and loss of privacy within the rear yard of No 23.

9. Thus, with regard to privacy, the appeal proposal is further compliant with CP57 of the Wiltshire CS.

Other Matters

10. I have considered every matter raised in the written representations, including the concerns of several neighbours regarding the street scene, privacy and parking. In the latter connection, there is no objection from the highway

authority or the Council and the extensions would not alter the parking requirement for the appeal dwelling.

11. I also note the personal need of the Appellant for additional accommodation for a growing family but I am not much influenced by this factor, as I base my decision mainly on the primary planning effects of the development.

12. Further conditions are required to ensure the obscure glazing of the western window of the northern extension to safeguard neighbouring privacy and also to secure the use of matching finishing material in the extensions.

Conclusion

13. The policies I cite above are consistent with the NPPF and I regard the proposed development as compliant with the development plan as a whole.

14. I accordingly allow the appeal, subject to the conditions I have outlined.

B J Sims

INSPECTOR