CASE OFFICER'S REPORT

Application Reference:	PL/2023/09984
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	21 December 2023
Case officer:	Hilary Baldwin

Site Address:	HOME FARM, 8 WOOD LANE, BRINKWORTH, CHIPPENHAM, SN15 5EF
Proposal:	Proposed two storey side extension.
Recommendation:	Approve with Conditions

Proposal and Site Description

Proposal

The proposal comprises a two-storey extension to the eastern side of this detached dwelling and a solar array at the southern end of the garden.

The extension to the dwelling would comprise a glazed link at ground and first floor level to a two-storey hipped roof structure with the ridge and gable ends set perpendicular to the host property. The extension would be of a modern and bespoke design with vertical timber cedar slat elevations with shadow gaps. The timber slats would continue over the roof with hidden guttering above the eaves. The cedar slats would then be used horizontally on the underside of the projecting gable above the balcony. On the front (southern) elevation a first-floor inset balcony is proposed with glazed balcony and glazed walling dividing the balcony from the bedroom area. Three inset roof lights are proposed within the eastern roof slope with ground floor openings on the three outer elevations at ground floor level. The fenestration would be flush fitting casements and coloured anthracite grey.

In terms of accommodation the extension would provide for a large kitchen extension and additional first floor bedroom and bathroom.

A private solar array is also proposed at the southern end of the garden and face south.

During the course of the proposal revised plans were received which included the re-siting of the extension so that the front elevation is behind the front elevation of the property and reducing the number of roof lights. Additionally revised materials were proposed which includes the natural cedar slat elevations. It is these plans which are assessed within this report.

Site Description

The application site comprises a detached property set in the far north-western corner of a large site with a single access point from the highway and with a driveway which sweeps across and up to the dwelling. The site rises to the northwest from the access but with the mature, soft landscaped highway boundary, there are limited views from the public realm. To the north and west are directly adjacent properties which formed a former farmstead, but which now comprise separate dwellings.

Located within the open countryside for the purposes of planning, the whole site is outside of any defined settlement boundary, there are no heritage assets within the vicinity and Brinkworth Village which is designated as a Smaller village in the WCS is approximately 2.5km to the south-west.

Policies

National Context:

National Planning Policy Framework (NPPF) 2023
Paragraph 11 – Presumption in favour of sustainable development
Paragraph 131, 135 - Function and Form of Development

Planning Practice Guidance (PPG)

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015
Core Policy 1- Settlement Strategy
Core Policy 2- Delivery Strategy
Core Policy 13 - Spatial Strategy: Malmesbury Community Area
Core Policy 41 - Sustainable Construction and Low-Carbon Energy
Core Policy 51 - Landscape
Core Policy 57- Ensuring High Quality Design and Place Shaping
Core Policy 60 - Sustainable Transport

Wiltshire Local Transport Plan 2011 - 2026
Car Parking Strategy

Key Issues

Principle of Development
Impact on the character and appearance of the settlement
Impact on adjacent neighbouring occupiers
Access, Parking and Highway Safety

Relevant Planning History

The planning history reveals that the use of the building as a separate dwelling is established and the extent of the amenity space was accepted within a previous application for similar development on the site. That recent application also included a new access point and driveway which have been installed and were in use at the time of the Officer site visit.

The 2018 permission can therefore be considered extant as the driveway and access went to the heart of the matter, as they were included in the description of development. However, the current application would preclude the erection of the extant extension to the dwelling as that development, and the proposed development in this submission are in the same location to the eastern side elevation of the property.

18/01618/FUL - Proposed Two Storey Side Extension. New Vehicular Access.

Approved with Conditions

Consultation Responses

Over the course of the application, revised plans and revisions to elevational materials were received and it is the latest revisions upon which this report is based. However, the small relocation of the extension to be set back behind the front elevation of the host dwelling, minor revisions to fenestration and clarification of elevational materials were not considered to require additional re-consultation.

Brinkworth Parish Council – No comment to make

Representations

1 Letter of Support was received in relation to the proposed development.
Main Reason for Support and Comment
• Impressed by innovative design
• More modern approaches could be integrated into the building instead of the solar array

Planning Considerations and 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

Principle of Development

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 CP57 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 the Character and Appearance of the Settlement

The planning system promotes high quality development through good inclusive design and layout and the creation of safe, sustainable mixed communities. Good design should be indivisible from good planning and recognised principles of good design seek to create a high-quality built environment for all types of development.

The application site lies within a rural area characterised by sporadic dwellings surrounded by open agricultural fields. The property on the site represents a farmhouse style property which has benefitted from alterations over time. The proposed development to the dwelling would be located on the eastern side of the property and closer to the highway. However, it would be largely shielded from public views by way of the mature and large hedgerow which bounds the site from the highway.

The proposed structure is considered large when viewed in comparison with the host dwelling but its design, form and materials are considered to represent a subservient building. However, the site is large with the built form being located in the northwestern corner and diagonally opposite the vehicle entrance and the only clear view from the public realm. The cedar slats to the whole external envelope will weather and silver over time and will help the development visually recede. The revised plans, which have pushed the extension back behind the front elevation of the property, will also help the extension be viewed architecturally as a subservient adjunct to the host structure. In this instance, it is considered vital that the proposed materials are utilized and a condition that the development is carried out in accordance with the submitted material schedule can be appended to any grant of permission.

The Parish Council has not raised any objection to the proposal and the there are no highway access concerns as the existing access into the site would be retained.

In relation to the private, stand-alone solar array, this would be sited at the southern end of the site and face south. As such, only the eastern end of the ground mounted panels would be visible from the public realm with no public views of the whole range. Core Policy 41 identifies how sustainable construction and low carbon energy installations seek to achieve sustainable development and conserve natural resources.

A letter of representation has been received which commends the overall design of the development but does pass comment on the efficacy of the solar array and the possible use of further sustainable construction methods to be integrated into the building. However, when assessing the overall design, the southern facing glazed walling will help the development naturally benefit from solar gain and building regulations will require insulation and fenestration to meet current standards.

In this instance, due to the size and location of the development, and the use of the appropriate materials detailing to match the host property, the proposal is considered to be in accordance with CP41, CP51, CP57and CP60 and the guidance and provision of the NPPF.

Impact on Adjacent Neighbouring Occupiers

The development is not considered to result in significant overlooking, overshadowing, loss of privacy or noise impact upon the adjacent occupiers over that which can normally be undertaken within a residential unit.

Access, Parking and Highway Safety

There is considered to be sufficient off-street parking for the extended dwelling within the site.

Conclusion

As such, the proposals would not conflict with the statutory requirements, as well as the national and local planning policies and can be supported. The proposal would not result in significant harmful impacts to the residential character of the locality or to residential amenity.

It is therefore recommended that the application should be permitted subject to relevant conditions.

Conditions: (3)

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:

AA/23/31/01 Site Location Plan. Received on 23 November 2023
AA/23/31/11 Rev A. Proposed Site Plan. Received on 26 April 2024
AA/23/31/02 Existing Floor Plan. Received on 23 November 2023
AA/23/31/03 Existing Elevations. Received on 23 November 2023
AA/23/31/12 Proposed Floor Plan. Received on 26 April 2024
AA/23/31/13 Rev B. Proposed Elevations. Received on 16May 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 be as stated in the Materials Specification, AA.24.31 and received on 10 May 2024.

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

Informatives: (4)

4 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement

of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

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 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.

7 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.