DELGATED REPORT

Application Reference: PL/2023/07031

PROPOSAL
The application is for rear extension and external rendering (Part Retrospective) at 17 College Close, Chippenham.

SITE DESCRIPTION
The property is a bungalow, situated on the east side of Chippenham. The site is situated within a predominantly residential area within the urban area of Chippenham, where residential properties sit to all sides. There is a Grade II listed building to the north of the site, beyond Cocklebury Lane.

PLANNING HISTORY
None

POLICIES

Wiltshire Core Strategy (WCS) (2015)
Core Policy 57 - Ensuring high quality design and place shaping
Core Policy 58 – Ensuring the conservation of the historic environment

National Planning Policy Framework (NPPF) (2023)

ISSUES
- Principle
- Design/Impact on the character and appearance of the area
- Impact on the setting of heritage assets
- Neighbour Amenity

CONSULTEES
Chippenham Town Council – There is no objection to the proposed rear extension, where render would be an acceptable external material to use. However, the proposal to render over all external facades of the dwellinghouse would make the property appear dominant and out of keeping with the local vernacular, where properties on College Close generally have external brickwork facades. If this element of the proposal were omitted the application could be supported, but at present the proposal would be contrary to CP57 of the Wiltshire Core Strategy, the National Design Guide and the NPPF. *Officer comment: the agent has updated the plans to clarify only the rear extension is proposed as render*

Two representations have been received.

One queries the extent of render proposed and colour. The new window in the east elevation is not obscure glazed. – *Officer comment: the plans have been updated with annotations to confirm the existing brick is to remain. The render is for the rear extension only.*

A representation has been received addressing the above comment, which appears to be from the person that fitted the window. They state that the bathroom window is obscure glazed and "Regarding the rendering I have spoken to the home owner and builder and they confirmed that only the extension is to be rendered not the original property."

ASSESSMENT

Principle

Proposals for extensions and alterations to a dwelling within the curtilage of existing properties are generally acceptable if considered in accordance with other relevant policies within the development plan.

Design/Impact on the Character and Appearance of the Area

WCS Core Policy 57 requires new development to be of a high standard of design and requires development to create a strong sense of place through drawing on the local context and being complimentary to the locality. Amongst other matters, the policy requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials streetscape and rooflines, to integrate the building into its setting effectively.

17 College Close is a detached bungalow finished in red brick, set beneath plain tiles. The application is part-retrospective, and the majority of works have been undertaken and the proposed rear extension has been erected. The proposed extension is a flat roofed extension with stone coping and grey GRP flat roof membrane. It is finished in cream coloured render, with bifold doors which are powder-coated (white) aluminium,

The single storey extension is a more modern design which contrasts with the existing bungalow. The majority of buildings within the surrounding area are finished in brick of varying colours. The proposed design and materials are not particularly reflective of the character of the area. However, it is a rear extension and next to the close board fence boundary, it is not widely visible from the public realm. Residential properties to the east and to a certain extent from upper floors of buildings to the north have a view of it. However, given the position of the extension and that it is single storey, it is not considered to be so harmful that it would warrant refusal of the application. The proposal would on balance, satisfy CP57 of the WCS.

Heritage Impacts

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides powers for the designation, protection and enhancement of conservation areas and the preservation of listed buildings. The Act requires that special regard should be given to the desirability of preserving a listed building or its setting (s. 66).

The NPPF outlines government policy, including its policy in respect of the historic environment. Paragraph 201 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset). Paragraphs 206-208 require local authorities to assess whether there is substantial harm, less than substantial harm or no harm to the heritage asset. Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Core Policy 57 requires, amongst other things, that new development must be sympathetic to and conserve historic buildings. Core Policy 58 requires that development should protect, conserve and where possible enhance the historic environment.

There is a Grade II listed building “Cocklebury Farmhouse” to the north of the property, on the northern side of Cocklebury Lane. There is intervening boundary treatments and the single storey extension is enveloped within the curtilage of the dwelling. This heritage asset has historic significance as a C17 former farmhouse. The building is situated within a built-up residential area,

and it is overlooked by many other residential dwellings, particularly the properties to the east which are at a higher level. The original setting of the building has long been permanently eroded. It is not considered that the proposed extension within an existing residential curtilage, would cause any additional harm to the setting of the listed building above that which has already occurred with the surrounding area being developed. The extension can be viewed from the upper floors of this building. However, existing views are all residential properties so the overall view does not significantly change. Consequently, it is considered there is no harm to the setting of the heritage asset as a result of the extension, and its context remains the same. The proposal would comply with CP58 of the WCS.

Impact on Neighbour Amenity

Core Policy 57 also states that development should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself.

The proposed single storey rear extension would introduce bifold doors that would open onto a patio area. There are a couple of steps up to the patio from the garden, so that the floor level is the same as the bungalow. This is single storey and it is not considered it would cause any adverse overlooking into the adjacent bungalow to the west.

There is one new window proposed on the east elevation, which is a high level and obscure glazed window which would not have any impact on amenity.

No neighbours have raised concerns in respect of amenity. There is considered to be no significant loss of daylight, sunlight or privacy for immediate neighbours as a result of the extension and alterations. The proposal would comply with CP57 of the WCS.

CONCLUSION
In conclusion, the proposals are considered acceptable in terms of design/impact on the character and appearance of the area, impact on heritage assets and neighbour amenity. The proposals would accord with policies CP57 and CP58 of the WCS, and the NPPF. Without any material considerations to indicate otherwise, the application is recommended for approval.

RECOMMENDATION:
Approval with conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan received 18/08/23:
Existing Plans and Elevations, Dated August 2023

Plan received 02/11/23:
Site and Location Plan

Plan received 29/04/24:
Proposed Plans and Elevations, Dated April 2024

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

- INFORMATIVE TO APPLICANT:
  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.

- INFORMATIVE TO APPLICANT:
  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.

- INFORMATIVE TO APPLICANT:
  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.