

CASE OFFICER'S REPORT

Application Reference: PL/2022/08518
Application Type: Householder planning permission
Site Inspection:
Consultation ends: 15 December 2022
Case officer: Selina (Nina) Parker-Miles

Site Address: Kays Cottage, 489 Semington Road, Melksham, SN12 6DR
Proposal: It is proposed to build over part of the existing single-storey rear extension. The proposed first floor extension extends to the end of the two-storey dwelling immediately to the north (488 Semington Road). There are no overlooking/over-shadowing issues here. The elevations will be rendered, and the roof will be covered using Spanish slates to match the existing dwelling. We are satisfied that the proposed extension fully accords with the policies of the Development Plan and raises no issues of amenity or residential amenity and should therefore be permitted.
Recommendation: Approve with Conditions

Proposal and Site Description

This application relates to a semi-detached dwelling, Kays Cottage, 489 Semington Road, located within an established residential area in Melksham. The property was formerly one dwelling that has been sub divided to two dwellings, No.489 and 489A Semington Road. (reference 14/08915/CLE) . The host dwelling lines the east side of Semington Road, the surrounding dwellings contain a mix of properties differing in age and style. To the south of the application site lies a consented scheme for 4 dwellings (Ref 18/07286/FUL)

This application seeks to erect a first floor extension over the existing single storey extension positioned on the rear, east, elevation of the host dwelling. A similar proposal was submitted in July 2021 (PI/2021/06818) but was later withdrawn following officer concerns over potential adverse impacts on neighbouring amenity.

Policies

National Context:

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

Local Context:

CP2 Delivery Strategy
CP15 – Spatial Strategy for the Melksham Community Area
CP57 - Ensuring High Quality Design and Place Shaping
CP60 – Sustainable Transport
CP61 – Transport and Development
CP64 – Demand Management
Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015)

Key Issues

Principle of Development
Design and Visual Impact
Neighbouring Amenity
Highways Matters

Relevant Planning History

14/08915/CLE - Certificate of Lawfulness for use of property as 2 dwelling houses - Approve

Consultation Responses

Melksham Without Parish Council - Objection '*Melksham Without Parish Council object to this application on the grounds of additional overdevelopment of the site and the lack of parking provision, resulting in on street parking on Semington Road exacerbating an existing highway safety issue*'

Representations

Consultation consisted of advertisement by site notice and neighbour notification. One objection letter was received, the points raised in the objection will be appraised in the Neighbouring Amenity and Highway Matters sections below.

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 proposed development comprises an addition to an existing residential property set in an established residential curtilage within the settlement boundary of Melksham. The proposed extension is wholly within the residential curtilage and as such the principle of development is acceptable subject to the following considerations.

Design and Visual Impact

Core Policy 57 requires a high standard of design in all new developments. of particular relevance to householder extensions is paragraph (iii) which 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 effectively integrate the building into its setting.

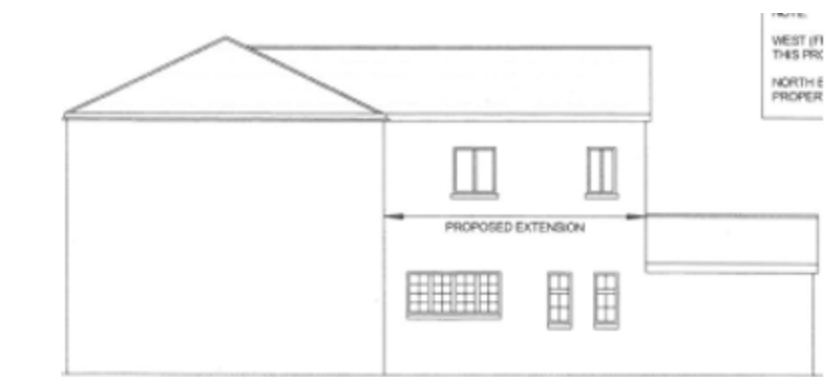
This scheme seeks to erect a first-floor extension over the existing single storey form that projects from the rear (east) elevation of the host dwelling, Kays Cottage. The host dwelling was

subject to a Certificate of Lawfulness application consented in 2014 (14/08915/CLE) for use of property as 2 dwelling houses, the attached neighbour at No.489a is positioned to the south of the host dwelling. The Town Council have objected to the scheme on the grounds of overdevelopment of the site, however this application seeks to create an extended bedroom with en-suite, extending over the footprint of existing built form within the private residential curtilage of the property at Kays Cottage, and is therefore considered to be a commensurate sustainable form of development.

The extension would extend 3.8m over part of the existing single storey form, the ridge height would be subservient to the host dwelling and would match the pitched roof form with a rear facing gable. Two windows would be inserted on the south side of the extension that would overlook the private residential curtilage of the host dwelling.



Existing east elevation of the host dwelling viewed from the south



Proposed east elevation of the host dwelling viewed from the south

The use of sympathetic materials (beige render to match the existing stone blocks, under Spanish slate roof tiles) would ensure the proposal would integrate into the character and appearance of the host dwelling and surrounding setting. Therefore, is considered that the proposed garage would by virtue of its height, scale and design constitute an acceptable addition to the host dwelling that would appear commensurate to the size of the property and plot. The development would therefore comply with Policy CP57 of the WCS.

Impact on Neighbouring Amenity

Core Policy 57 of The WCS states that applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through having 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, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

The proposed extension would be positioned to the east of the host dwelling, set back 2.5m from the rear elevation of the existing single storey extension. A neighbouring occupier has objected to the proposed extension on the grounds that it would create an additional bedroom and would therefore require additional parking provision to be provided. However this extension would create an extended bedroom and en-suite and the host dwelling would remain as a 4-bedroomed dwelling.

To the east of the application site lies the recently constructed housing development known as Bowood View. The rear gardens of Rennie Crescent are positioned to the east of the properties lining the east side of Semington Road, however no windows would be inserted on the east facing gable wall facing the properties lining Rennie Crescent. The only windows proposed would be inserted on the south elevation of the extension that would overlook the private residential curtilage of the host dwelling. Officers acknowledge that the adjacent dwelling at No.489a does not benefit from any windows on the north elevation facing the proposed development, therefore no overlooking concerns are raised and it is considered that no intervisibility or loss of privacy would arise from the proposal.

The extension would occupy a footprint of 11m² over the existing single storey extension and would sit at a maximum height (of the pitched roof form) of 4.8m. The extension would be erected on the east elevation therefore due to the orientation of the dwelling (with the sun rising in the east and setting in the west) no adverse overshadowing concerns are raised in relation to the attached neighbour at No.489a. The extension would maintain a separation distance of some 3.8m to the side elevation of the neighbour at No.489a, therefore no adverse overbearing concerns are raised.

The first-floor extension would sit on the common shared boundary with the attached neighbour to the north No.488 Semington Road (Fern Cottage, therefore there is the potential for some overbearing and overshadowing to this property. However, it is acknowledged that the extension would abut the two storey form of the rear extension at No.488 therefore no concerns are raised in relation to overbearing and overshadowing to this property.

The attached neighbour to the north at Fern Cottage does benefit from a velux window within their southern roofscape and it is acknowledged that the proposed development does have the potential to lead to loss of light to the room served by this rooflight. However, given the orientation of the dwellings and the restricted height of the extension, any impact is considered to be nominal. Officers also acknowledge that the dwelling at Fern Cottage benefits from extant planning permission for a two-storey rear extension that has permission for additional rooflights within the roofscape. It is also acknowledged that no letters of objection have been received by the occupiers at Fern Cottage.

Given the scale of the development proposal, it is considered that the proposed scheme would not result in unacceptable loss of light, overlooking, intervisibility, overshadowing and would not

have an overbearing impact upon neighbouring properties. For these reasons, the development proposals would comply with Policy CP57 of the adopted Wiltshire Core Strategy

Highways Impact

Impact on parking provision – Core Policy 64 (Demand Management) seeks to manage the demand for vehicle parking and confirms that residential parking standards are to be based on minimum parking standards. The application site benefits from off road parking provision to the side elevation that would seek to provide parking for the proposed development.

Paragraph 111 of the NPPF that states ‘ *development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*’.

The Town Council and a neighbouring occupier have objected to the proposed extension on the grounds that it would create an additional bedroom and would therefore require additional parking provision to be provided. However, this extension would create an extended bedroom and en-suite and the host dwelling would remain as a 4-bedroomed dwelling. It has also been established that the existing property at no.489 Semington Road does not benefit from any off-road parking provision under the Certificate of Lawfulness application.

In terms of Para.111 of the NPPF, the proposed scheme would not introduce any additional impacts on highway safety and the existing arrangement for any displaced parking in the locality would not cause such harm that refusing permission on these grounds would be reasonable or justified. As such, the proposal would comply with the policy highlighted above.

RECOMMENDATION: Approve with conditions

Conditions: (2)

- 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:
Site Block and Location Plan DWG PW - JH-01
Existing and Proposed Floor Plans and Elevations DWG PW - JH-02
All Plans Received 09.11.2022

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