

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09686
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Dove, 45 High Street, Sutton Veny, Warminster, BA12 7AW
DEVELOPMENT DESCRIPTION:	Removing the existing West elevation curtain wall to facilitate the installation of an internal lift. A new curtain wall is to be constructed approximately 1.7 m further outward to accommodate this alteration
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

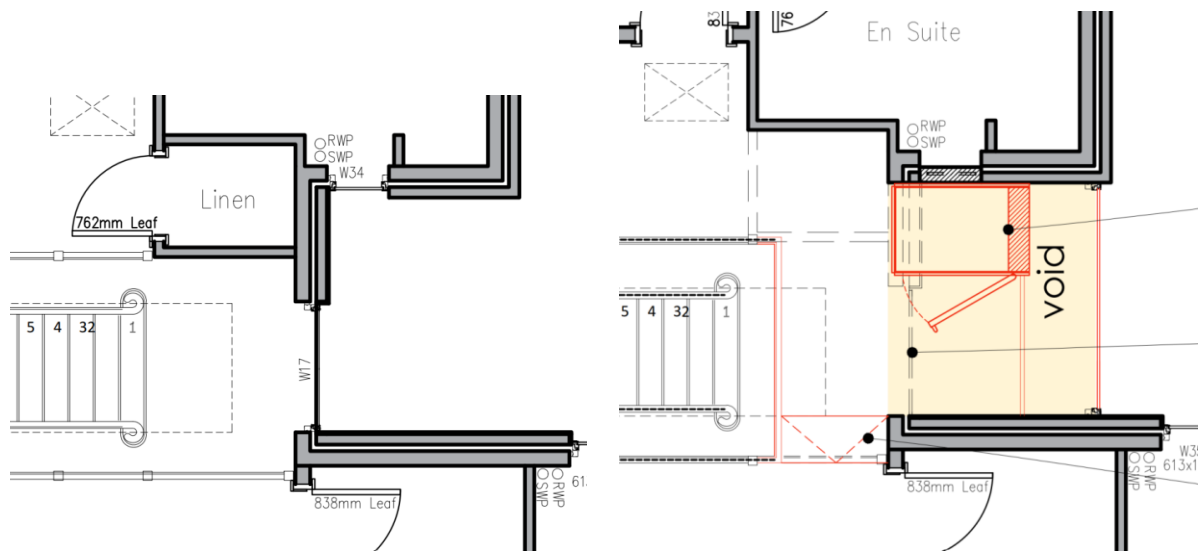
The proposal seeks planning permission for *Removing the existing West elevation curtain wall to facilitate the installation of an internal lift. A new curtain wall is to be constructed approximately 1.7 m further outward to accommodate this alteration* at The Dove, 45 High Street, Sutton Veny.



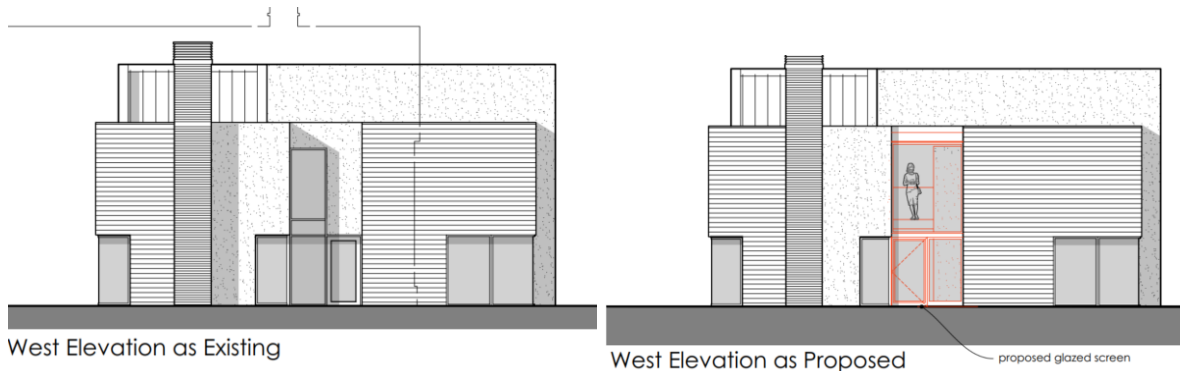
Existing Floor Plans



Proposed Floor Plans



Extracts of Existing and Proposed First Floor Plans



Existing and Proposed West Elevation Plans

The proposal would require the installation of a new lift in space currently outside the envelope of the existing building. This in turn would require the removal of an existing linen store cupboard and the installation of a landing to link both existing landings on either side of the staircase to allow access from the lift to the bedrooms on either side.

A new glass panel (curtain wall) would be installed to enclose the lift, which would effectively square off the footprint of this elevation.

The existing window on the first floor overlooks a void which allows for daylight to permeate around both floors circulation spaces. With the addition of a new section of landing on the first floor, this would affect the level of natural daylight coming in from the new external window and the rooflight above, which is why there would be a new banister rail in line with the lift, with a new circa 70cm deep void from the banister rail to the new window. In effect, the landing would be brought circa 2.4m closer to the boundary with the neighbour No 44 to the west.

SITE DESCRIPTION/CONTEXT

The Dove is a modern detached two storey dwelling given permission in application 19/09528/FUL. The application site is also within the Sutton Veny Conservation Area.



March 2024 Google Street View Image of the Site



View From No 44 Neighbour of Existing western elevation



View from existing landing over the existing void to ground floor looking to proposed lift location. The new landing would be installed over this existing void

PLANNING HISTORY

Proposal / Summary
19/09528/FUL - Full planning permission Decision - Approve with Conditions Date: 4/12/2019 – Proposed dwelling on land adjoining 44 High Street Sutton Veny.

RELEVANT POLICIES AND GUIDANCE

National Context:

The National Planning Policy Framework (NPPF)

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The Planning Practice Guidance

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

Local Context:

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Sutton Veny does not have a Neighbourhood Plan

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

CONSULTATION RESPONSES

Sutton Veny Parish Council: No comments received

REPRESENTATIONS

No comments were received. Site visit conducted spoke to Neighbour No 44 who confirmed that they had no objection.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposal would cause no visual harm to the host building as it would square off the footprint of the building which isn't visible from public view. The window design and new wall would match that as existing, thereby causing no harm.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The Wiltshire Design Guide states in section 4.2.9 that;

“Privacy for households should be secured through good design taking into consideration local factors such as topography, layout and orientation. Traditional 20m back-to-back distance is intended to prevent overlooking and secure a degree of privacy for householders.”

In this instance that distance between the proposed extension/new first floor window and the neighbouring boundary would be approximately 10m, but once taking into account the 700mm void, occupants would be at least circa 10.5m back from the boundary. Furthermore, No 44 also has a number of trees and an established hedge which helps screen the existing window from various parts of their garden – but does not fully screen the window from view.

The proposal would bring a first-floor window closer to the boundary with the neighbour No 44 and would also bring the landing closer to the boundary which would allow for the potential for overlooking albeit due to its use would be of a transient nature. As such it is considered that the proposed extension would not cause adverse levels of overlooking or the perception of overlooking on No 44.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Heritage Impact

CP58 seeks to protect heritage assets. The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area and would not result in harm to the significance of any heritage assets.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.