

# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

|                                 |                                                                                                                      |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>APPLICATION REFERENCE:</b>   | PL/2025/09969                                                                                                        |
| <b>APPLICATION TYPE:</b>        | Householder planning permission                                                                                      |
| <b>SITE ADDRESS:</b>            | 8 Home Farm Close, Steeple Ashton, Trowbridge, BA14 6AH                                                              |
| <b>DEVELOPMENT DESCRIPTION:</b> | New single storey extension to the rear of the property with internal alterations; removal of existing conservatory. |
| <b>RECOMMENDATION:</b>          | <b>That Planning Permission be GRANTED</b>                                                                           |

## SITE CONTEXT

8 Home Farm Close (the 'site') is a residential plot situated on the southern aspect of Home Farm Close, a cul-de-sac forming the southern periphery of Steeple Ashton (designated a Large Village in the Wiltshire Core Strategy).

The site is occupied by a modern two-storey detached house with an associated garage and amenity space. The property was built in the late 1990s/early 2000s as part of the wider Home Farm Close development, an attractive edge-of-settlement scheme that draws on many of the positive architectural characteristics of the historic village. The house features a pitched roof main range, a setback half-hipped east side aspect, and a rear-projecting midstrey, along with a small conservatory to the west of the midstrey. Its external materials palette includes red-brick walling, dark timber cladding and blue slate tile roofing. The ground floor element to which the extension relates features brickwork detailing including a plinth and string course.

The site is surrounded by the following uses:

- North: Home Farm Close (a shared-surface cul-de-sac with adjoining green verges).
- East: 6 and 7 Home Farm Close (both modern detached two-storey properties).
- South: A large field.
- West: 9 Home Farm Close (a modern detached two-storey property).

The application site is subject to the following planning policy designations/constraints:

- Within 20m of Steeple Ashton Conservation Area.
- Within Bechstein 1.5km Core Roost Buffer: Paxcroft ash tree.
- Within Trowbridge Bat Mitigation Strategy Area: Grey Hatched Zone.
- Within Salisbury Plain Special Protection Area Mitigation Zone.

## PROPOSAL

The proposal seeks planning permission for a sizeable single storey rear extension which replaces the existing conservatory and wraps around the midstrey. It measures circa 5.4m long by 11.8m wide and 3.6m high. It is a flat roof extension featuring a plinth, string course

and parapet wall, as well as a central roof lantern. The external materials of the extension comprises redbrick walling which matches the host dwelling and a single ply roof membrane.

## PLANNING HISTORY

| Relevant Planning Records |                                |          |            |
|---------------------------|--------------------------------|----------|------------|
| Reference                 | Description                    | Decision | Date       |
| W/98/00230/FUL*           | 17 houses and associated works | Approved | 13/07/1998 |
| W/99/00314/FUL            | Oil tanks to each new house    | Approved | 12/07/1999 |
| W/99/01585/FUL            | Extension                      | Approved | 29/11/1999 |

\*Condition 8 of the planning permission withdrew most householder permitted development rights, including those normally allowing for rear single-storey extensions. The condition is copied below:

*08. In the interests of this edge of village location and safeguarding the visual character of the development, no development, whether or not permitted under Article 3, Part 1, Classes A, B, C, D and E and Part 2, Class A of Schedule 2 of the Town and country Planning (General Permitted Development) Order 1995 (as amended) shall be carried out within the curtilage of plots 1 to 10 (consecutive) except following the submission and approval of a full planning application for such works.*

(NB: All records pre-dating the consent under which Home Farm Close was granted have been omitted.)

## RELEVANT LEGISLATION, POLICIES AND GUIDANCE

### Planning Legislation:

- Town and Country Planning Act 1990
- Planning and Compulsory Purchase Act 2004
- Planning (Listed Buildings and Conversation Areas) Act 1990

### Development Plan:

- Wiltshire Core Strategy (Adopted January 2015):
  - Core Policy 41: Sustainable construction and low-carbon energy
  - Core Policy 57: Ensuring high quality design and place shaping
  - Core Policy 58: Ensuring the conservation of the historic environment

### Material Considerations (Policy):

- National Planning Policy Framework (NPPF) December 2024
  - Section 2. Achieving sustainable development
  - Section 12. Achieving well-designed places
  - Section 16. Conserving and enhancing the historic environment

- Wiltshire Local Plan Submission Draft 2020-2038 (Regulation 24):
  - Policy 4: Addressing climate change
  - Policy 85: Sustainable construction and low carbon energy
  - Policy 98: Ensuring high quality design and place shaping
  - Policy 99: Ensuring the conservation and enhancement of the historic environment
- Steeple Ashton Neighbourhood Development Plan 2020-2038 (Regulation 16):
  - Policy SA8: Sustainable Design & Construction
  - Policy SA12: Local Heritage
  - Policy SA13: Design and Character

### **Material Considerations (Guidance):**

- National Planning Practice Guidance
- National Design Guide (January 2021)
- Wiltshire Design Guide (March 2024)

### **CONSULTATION RESPONSES**

**Steeple Ashton Parish Council:** No objection.

### **REPRESENTATIONS**

No third party comments were received.

### **ASSESSMENT**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. In accordance with this requirement, this application has been assessed against the relevant policies of the development plan and the material considerations listed above.

Having regard to the planning context and nature of the proposal, the following key matters are considered pertinent to the assessment of the proposal and are addressed in turn:

- Design
- Heritage
- Residential amenity

### **Design**

Core Policy 57 of the Wiltshire Core Strategy requires that all development be of high design quality, create a strong sense of place and complement its context, including through enhancing local distinctiveness and responding positively to local characteristics. This requirement is carried forward in draft Policy 98 of the emerging Wiltshire Local Plan.

Draft Neighbourhood Plan Policy SA13 echoes Core Policy 57 and requires that proposals adhere to the local and national design guides/codes and have regard to the Steeple Ashton Character Assessment and Building for a Healthy Life.

Appendix D of the Wiltshire Design Guide states that extensions should be subservient to and respect the scale, form, appearance and character of the host dwelling and should harmonise with its context.

The extension is positioned at the rear of the site where it is screened from public views by the host dwelling and the neighbouring property and, resultantly, will have a negligible impact on the character and appearance of the area. While a significant extension of 64sqm, its footprint and 3.6m height is tangibly secondary and subservient to the host dwelling which is acceptable. While its flat roof form and parapet wall is somewhat at odds with the modern interpretation of the rural vernacular that characterises Home Farm Close, its architectural detailing including the plinth and string course and red brick walling reflects that of the host dwelling which is positive.

Overall, the proposal is considered to comply with the design principles set out in Core Policy 57, draft Policy 98, draft Neighbourhood Plan Policy SA13 and the Design Guide.

## **Heritage**

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Core Policy 57(i) and (iv) require that development proposals be sympathetic, respond positively to and conserve the historic environment.

Core Policy CP58 states that development should protect, conserve and, where possible, enhance the historic environment. The policy requires that heritage assets and their settings be conserved and/or enhanced in a manner appropriate to their significance. This requirement is carried forward in draft Policy 99.

Paragraph 207 of the NPPF states that local planning authorities should require applicants to describe the significance of any heritage asset affected by development, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on the asset's significance.

Paragraph 212 clarifies that great weight should be given to an asset's conservation, irrespective of the level of harm.

Paragraph 213 states that any harm to the significance of a designated asset, including from development within its setting, requires clear and convincing justification.

Draft Neighbourhood Plan Policy SA12 broadly echoes the above and identifies non-designated heritage assets (NDHAs) within the village. For the avoidance of doubt, the proposal is not within notable proximity of and thus would not affect any such NDHAs.

For the reasons set out in the design section, the proposal conserves the setting of the Steeple Ashton Conservation Area. The proposal therefore complies with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policies 57 and 58, draft Policies 98 and 99, draft Neighbourhood Plan Policy SA12 and section 16 of the NPPF.

### **Residential Amenity**

Core Policy 57(vii) requires that development be compatible with the adjoining uses and protect the residential amenity of existing and future users of the site and its surroundings, including in respect of natural lighting, privacy, outlook and pollution sources. This requirement is carried forward in draft Policy 98.

The Design Guide states that minimum garden areas for all houses should be equivalent to the footprint of the house and that a back-to-back separation distance of minimum 20m should be respected. The guide also refers to the BRE Site layout planning for daylight and sunlight as an appropriate source for assessing proposals. Appendix D of the guide states that extensions should not be unduly overbearing or unduly obtrusive to neighbouring properties.

No. 8 has a close side-by-side relationship with No. 9 to the west. Both rear elevations face broadly south, although No. 8 sits slightly further south, meaning the extension would result in a limited but tolerable reduction in sunlight. In terms of daylight, the rear extension intersects a horizontal 45-degree line from the nearest habitable room window at No. 9. In such cases, the guidance requires assessment against a vertical 25- or 45-degree line (depending on context). The extension does not breach either vertical line, indicating that acceptable daylight levels would be maintained.

Although the extension is relatively long, it is set a couple of metres from No. 9's closest south-facing window and, combined with its moderate 3.6m height, would maintain a reasonable level of outlook. Given the presence of the boundary fence and as no windows are proposed that would result in mutual overlooking, the extension would maintain the existing and acceptable level of privacy for both properties.

Furthermore, given No. 8's more significant separation from the other neighbouring properties, the proposal would not adversely affect the residential amenity of these properties either. It would also retain sufficient amenity space for the host dwelling which would still benefit from the east side access. The proposal therefore achieves an acceptable standard of residential amenity in accordance with Core Policy 57(vii), draft Policy 98 and the Wiltshire Design Guide.

### **CONCLUSION**

Having regard to its appropriate siting, modest scale and harmonic architectural form, detailing and materials palette, the proposal is considered to be acceptable in respect of design, heritage, residential amenity and all other matters. The proposal therefore complies with the aforementioned sections and policies of the Planning (Listed Buildings and Conservation

Areas) Act 1990, Wiltshire Core Strategy, emerging Wiltshire Local Plan, emerging Neighbourhood Development Plan, NPPF and the Wiltshire Design Guide. As such, the application is recommended for approval, subject to the conditions set out below.

**RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:**

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:

- Location and Proposed Site Plan, ref: 2538.03.01
- Proposed Ground Floor Plan, ref: 2538.03.08
- Proposed First Floor Plan, ref: 2538.03.09
- Proposed [north and east] Elevations, ref: 2538.03.11
- Proposed [south and west] Elevations, ref: 2538.03.12
- Proposed Sections, ref: 2538.03.10

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 match in material, colour and texture those used in the existing building unless otherwise stated on the approved plans.

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