

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00454
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	1 The Laurels, Startley, Chippenham, SN15 5HF
DEVELOPMENT DESCRIPTION:	New single storey rear extension, new windows, new timber gates and garden shed.
RECOMMENDATION:	That Planning Permission be GRANTED

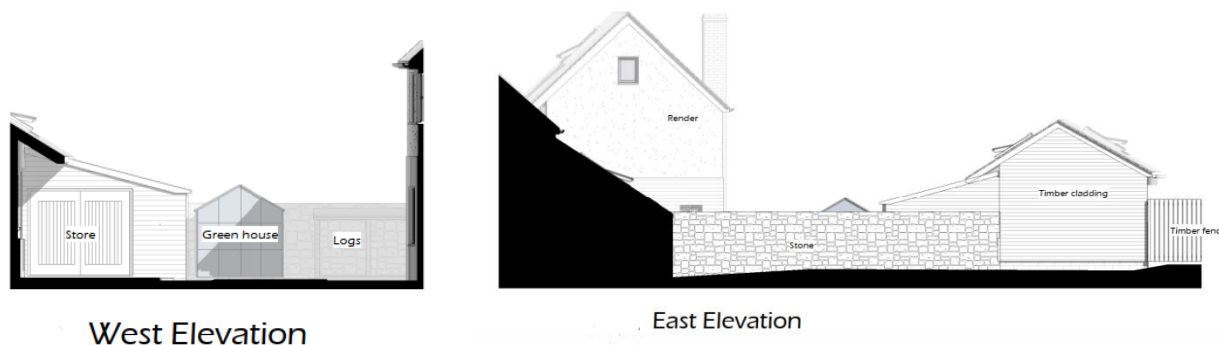
PROPOSAL

The proposal seeks planning permission for a single storey rear extension, the insertion of new windows, new timber gates to the property entrance and the erection of a garden shed. The application is submitted using Householder application forms. During the course of the application, an elevation were provided to illustrate the size and type of entrance gates proposed.

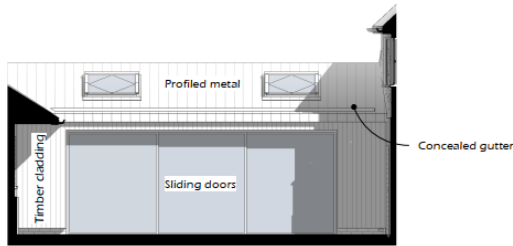
Given the various elements proposed within this application, they will be individually described in the subsections below.

Single storey rear extension

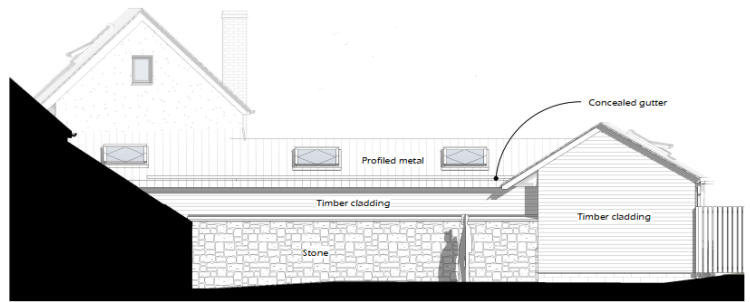
To facilitate the proposed extension, it is necessary to remove the existing shed, log store and greenhouse from the courtyard area adjacent to the east boundary, with amendments required to the existing sloping roof above the ground floor rear study. The proposed structure is designed to link the existing building to the existing outbuilding, 'The Pottery' which is located to the north of the rear elevation although currently separated by an existing courtyard. The proposed structure is a single storey pitched roof extension with incorporated rooflights to the front and rear roofslopes. The extension is positioned adjacent to the eastern boundary with the neighbouring property 2 The Laurels, which is currently separated by an existing high stone boundary wall, whilst it is noted that the overall height of the extension will be considerably higher than the existing wall. The extension enables reconfiguration of the existing ground floor layout of the existing building, relocating the kitchen and dining space into the extension with access enabled to both the existing building and outbuilding. The west elevation of the extension is extensively glazed by full length sliding doors, with sections of timber cladding at either end and also incorporated into the external walls, whilst the roof is proposed to be profiled metal with timber/aluminium windows.



Existing West and East Elevations



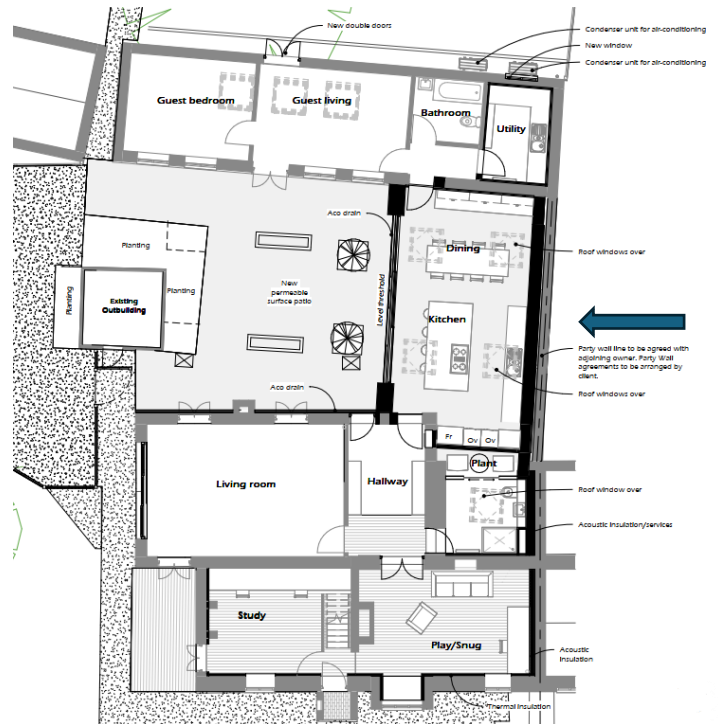
West Elevation



East Elevation

Proposed West and East Elevations

The extension is proposed to join The Pottery on the right-hand side of the existing south elevation of the structure. The overall appearance of The Pottery remains broadly consistent with the existing arrangement, with the main external changes concentrated to the rear (north) elevation which incorporates new double doors and a single window, with 2 air conditioning condenser units positioned adjacent the rear elevation.



Existing (L) and Proposed (R) Floor Plans
– extension denoted by blue arrow

New windows

To the main dwelling, it is proposed to replace all existing windows and glazed doors with new timber and aluminium units, as well as incorporating matching units into the proposed extension and The Pottery to unify the overall appearance with the existing building. Additionally, it is also proposed to remove the existing full length side lights either side of side

door and replace with full length triple sliding doors to the west elevation of the main building, with the west elevation of the extension itself featuring large full height sliding doors overlooking the rear courtyard area.

Timber gates

It is proposed to install double timber gates and gateposts, marginally set back from the entrance to the property from the no-through road, which will replace the existing gates which are currently positioned slightly further forward than the proposed replacement. The gates will span the entire width of the driveway, whilst it is not proposed to alter the existing access arrangements.

Garden shed

It is proposed to erect a garden shed within the existing garden area to the SW of the dwelling. The shed is proposed to be built on permeable hardstanding and is a traditional pitched roof timber structure with double doors to the north elevation opening onto the garden with 2 small horizontal windows to the south elevation facing the boundary. The shed will be largely concealed from view owing to the existing boundary hedge.

SITE DESCRIPTION/CONTEXT

The site known as 1 The Laurels is a semi-detached two storey dwellinghouse located within the village of Startley. The application site is not located within a conservation area and there are no listed buildings in the vicinity, although Startley village has medieval origins and there was once an outfarm here associated with Goose Green Farm. The property is situated off of a no-through road, accessed via the main road running through the village. The property benefits from a sweeping driveway to the side of the property, with an existing single-storey pitched roof outbuilding to the rear of the property referred to as 'The Pottery', constructed from render, blockwork, brickwork and timber cladding, with a concrete/clay tile roof and painted timber windows. A number of other single storey outbuildings are present within the rear courtyard.



Front Elevation and Rear Courtyard (The Pottery located to the left of courtyard)

The principle (south) elevation of the main house features a staggered pitched roofline, demonstrating two distinct ridge heights, with the side (west) elevation featuring 2 prominent gables of marginally different heights. The main dwelling displays several external construction materials including stone walling and render whilst timber cladding is apparent on the west elevation, with painted timber windows and a concrete/clay tile roof. The surrounding area within the village follows a linear arrangement along the main road, with predominantly detached dwellings of varying age, appearance and construction styles.

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

- Countryside Character Areas – Avon Vales
- Historic Building Sites and Monuments Record – Startley
- Negligible risk from groundwater flooding

PLANNING HISTORY

Proposal / Summary
N/00/02691/FUL - Full planning permission Decision - Approve with Conditions Date: 23/1/2001 – EXTENSION TO DWELLING RENEWAL OF PLANNING PERMISSION N.98.2300.FUL FOR PERMANENT USE OF OUTBUILDING AS A POTTERY
N/98/02300/FUL - Full planning permission Decision - Unknown Date: 4/1/1999 – DEMOLITION OF OUTBUILDING AND REPLACEMENT WITH NEW BUILDING FOR USE AS POTTERY WORKSHOP AND INSTALLATION OF PROPANE GAS CONTAINER. REPLACE BLDG FOR POTTERY USE
N/10/03831/PENQ - Pre-Application enquiry – Possible Uses of Outbuilding and Linking of Same to Main House

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- CP57: Ensuring High Quality Design and Place Shaping
- CP61: Transport and new development

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

- Section 12: Achieving Well Designed Places

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area
- Residential Amenity

CONSULTATION RESPONSES

Great Somerford Parish Council: No comments received.

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no comments have been received.

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.

Layout, design and external appearance

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development, whilst Section 12 of the NPPF relates to achieving well designed places.

Whilst the proposed works will result in a fairly substantial increase to the overall footprint, the extension provides an effective and coherent link between the existing dwelling and the outbuilding, representing a contemporary yet sympathetic addition that integrates with and remains consistent with the established character and appearance of both structures and the wider setting. Furthermore, the proposed extension is not considered to be overly dominant or represent overdevelopment when read in the wider context of the site. The use of complementary materials further unifies the two buildings and respects their existing architectural qualities. Whilst introducing mass and bulk to the eastern boundary, the single-storey built form of the extension ensures that the roofline remains confined to ground-floor level, reinforcing the extension's subservient relationship to the main dwelling.

The proposed shed will be largely screened from view by the existing boundary hedging, and its scale and design reflect that of a typical domestic timber outbuilding. The replacement entrance gates are comparable in form to those being removed and are not considered a visually imposing boundary feature. Lastly, the proposed fenestration is considered to be sympathetic to, and consistent with, the existing character and appearance of the dwelling, with the revised units and overall arrangement regarded as acceptable.

The layout of the proposals appears to reduce the extent of off-street parking available at the property, but with sufficient space remaining to accommodate parking and manoeuvring space.

Having regard to the above, the proposal complies with the design principles set out in Core Policies CP57 and CP61 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and section 12 of the NPPF.

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 application site is semi-detached to 2 The Laurels, which is positioned to the east. The proposed link extension is positioned along the east boundary wall with No 2, with the proposed built form considerably higher than the existing boundary wall. Given the close proximity with the neighbouring property, a Shadow Study was submitted as part of the application which demonstrates the sunlight to the properties at key times during the day across Spring, Summer and Winter seasons. The study demonstrates that owing to the proposed built form and position of the proposed works, the extension would not result in unacceptable loss of light or overshadowing to No.2. It is also noted within the covering letter..." *A key design objective has been to minimise any potential sense of overbearingness or overshadowing to the neighbouring property at No. 2. The applicant has engaged in ongoing*

dialogue with the owner of No. 2 throughout the design process, and both parties have had direct input into the evolution of the scheme”.

Whilst the extension introduces an increase in mass and bulk to the immediate boundary with No.2 (the other property in the semi-detached pair), the extension is proposed to be a ground floor extension which restricts the overall roof and eaves height; sufficiently so to mitigate against unacceptable overbearing effects. Additionally, the east elevation overlooking No.2. does not feature any fenestration other than the integrated rooflights in the sloping roof. The proposed alterations to fenestration to the main building and The Pottery are not directly overlooking the neighbouring boundary, which the timber shed to the front garden is sufficiently distanced from the shared boundary. A “shadow study” has been submitted within the application, but without explanation as to the parameters, assumptions or software used. For this reason it is given limited weight. But a site visit has been undertaken to understand the likely effects of the proposal on the adjoining neighbour and no objections have been received from No.2, thereby likely confirming the judgment reached in this regard.

The application site is also in proximity to The Grove, situated to the north. The proposed extension will not reduce the existing separation distances between the application site and The Grove owing to its position, however there may be vantage points to the rear elevation of The Pottery and its amended fenestration arrangement. Given the existing height and position of The Pottery, it is considered that the proposed extension will be somewhat concealed from view from The Grove, given its reduced overall height in comparison to the existing ridge height of The Pottery.

Lastly, the application site is adjacent to Woodmouse Cottage, to the west. Whilst the extension will increase the footprint of the dwelling, the end walls of the existing dwelling and The Pottery are not proposed to be positioned closer to the boundary with Woodmouse Cottage. It is acknowledged that the west elevation of the extension does feature an increase in fenestration owing to the sliding doors to serve the kitchen, as well as the west elevation of the main dwelling by introducing sliding doors, whilst the shed and timber gates will remain largely concealed from view.

Overall, the proposed development is not considered to result in unacceptable impact to the residential amenity of the surrounding properties. Whilst introducing increased built form, bulk and mass, the proposed extension is considered a proportionate addition to the main dwelling, whilst being a single storey structure will limit the overall height of the structure, helping to mitigate against any resulting overbearing effects. The Shadow Study confirms that the proposed extension will not result in unacceptable loss of light or overshadowing to No 2 The Laurels, which is the property in closest proximity to the application site. With regards the proposed fenestration arrangements, the existing separation distances are considered sufficient to mitigate against any unacceptable overlooking or loss of privacy.

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

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

It is concluded that the proposed development is acceptable and would not result in unacceptable impacts upon residential amenity. Similarly, by reason of its height, scale, design and materials used, constitute a sympathetic and subservient addition to the existing building that is in-keeping with the existing character and appearance of the building and its setting, and would not result in an incongruous or overbearing addition. Additionally, the replacement windows, doors and amended fenestration arrangements are considered acceptable and sympathetic to the existing buildings and their setting, whilst the entrance gate is in broadly the same position as the existing and will not alter the existing access arrangements. Lastly, the proposed shed is of a domestic timber outbuilding nature and largely concealed from view owing to its position behind the existing boundary hedge. The layout of the development will not unacceptably impact upon the parking and manoeuvring space on the site.

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.

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:

3048_P_216 B – Proposed Pottery Building Elevations received 22.01.26

3048_P_110 A – Proposed Ground Floor Plan received 22.01.26

3048_P_100 – Location Plan received 22.01.26

3048_P_501 – Shadow Study received 22.01.26

3048_P_220 – Proposed Garden Shed Elevations received 22.01.26

3048_P_215 B – Proposed Elevations (House) received 22.01.26

3048_P_102 B – Site Plan received 22.01.26

Proposed Gates Elevation received 24.02.26

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

INFORMATIVE:

The proposed plans show Air Conditioning Condenser Units positioned behind the north elevation of The Pottery; however, no technical details or specifications have been submitted for consideration as part of this application. The Condenser Units are not being assessed under this application. The Applicant is responsible for ensuring that any installation complies with the relevant permitted development limitations. If the installation does not fall within permitted development, a separate planning application would be required.

INFORMATIVE:Permission not authorising work on land outside the applicant's control & party wall act

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.