

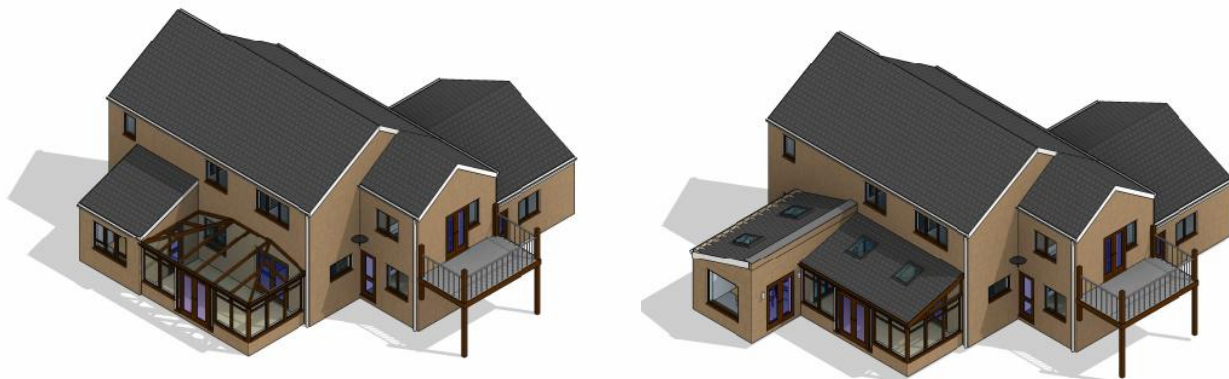
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00626
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	21 John Aubrey Close, Yatton Keynell, Chippenham. SN14 7EG
DEVELOPMENT DESCRIPTION:	Proposed Side Extension and Roof to Conservatory
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a ground floor side extension and a proposed roof to the existing conservatory. The application is submitted using Householder application forms.

The existing and proposed 3D images below illustrate the existing and proposed appearance of the property and demonstrate the proposed alterations.



The proposed scheme involves the extension and alteration of the existing side lean-to structure on the southern elevation. It is proposed to extend the current structure by approx. 2.5m, projecting further into the residential curtilage, whilst its roof form will be replaced with a mono-pitch design incorporating integrated rooflights. The intended use of the space will remain as a dining area, consistent with the existing arrangement. In terms of external materials and fenestration, the proposal includes reconstituted stone walls, a tiled roof, and dark-coloured UPVC windows and doors. The side elevation will retain a casement window in broadly the same location and of similar proportions to the existing opening, while double doors are proposed on the rear elevation to provide access to the rear garden.

With regard to the conservatory, the works are limited to the replacement of the existing glazed roof with a tiled, sloping roof incorporating rooflights. This will result in a marginal increase in roof height, with the top of the roof positioned beneath the existing first floor windows. The

footprint and dimensions of the conservatory will remain unchanged as a result of these alterations.

SITE DESCRIPTION/CONTEXT

The site known as 21 John Aubrey Close is a link detached two storey dwelling, situated at the end of no-through road within the village of Yatton Keynell. The existing dwelling has a pitched roof with the front elevation exhibiting a forward projecting two storey element, whilst the footprint and appearance displays a variety of previous additions including a rear conservatory, single storey lean-to style addition to the side elevation and a rear pitched roof two storey extension with attached first floor timber balcony. A single garage attaches the main dwelling to the neighbouring property's garage with off-road parking fronting the garage. The property is constructed from reconstituted stone with dark UPVC windows and doors, whilst the surrounding area is characterised by a somewhat distinct architectural style, with the appearance of existing dwellings being of geometric form, utilising a mixture of render and reconstituted stone for external materials.



Existing Front and Rear Elevations

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

- Cotswold National Landscape
- Countryside Character Area – Cotswolds
- Area Susceptible to Ground Water Flooding - <25%

PLANNING HISTORY

Proposal / Summary

N/00/00877/FUL – First Floor Rear Extension – Approved with conditions 16/05/2000

N/02/02201/FUL – Construction of timber balcony to first floor extension – Approved with conditions 28/10/2002

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape

Cotswolds National Landscape Management Plan

Policy CE1 – Landscape

Police CE4 – Local Distinctiveness

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

- Section 12: Achieving Well Designed Places
- Section 15: Conserving and enhancing the natural environment

The Planning Practice Guidance

National Design Guide

ISSUES

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

CONSULTATION RESPONSES

Yatton Keynell Parish Council: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter. Comments have been received from the neighbouring property, 23 John Aubrey Close, supporting the proposed scheme.

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 appearance

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.

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The Cotswolds National Landscape Management Plan policy CE1 (Landscape) states that proposals should seek to further the conservation and enhancement of the scenic quality of the location and its setting, whilst policy CE4 (Local Distinctiveness) states proposals should be designed to respect the local settlement pattern, building styles, scale and materials.

The National Planning Policy Framework (NPPF), in Paragraph 176, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

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.

Properties within John Aubrey Close are of distinct architectural style, with the appearance of the existing dwellings being of geometric form and of block and render construction. The proposed works are to the side and rear of the property, however partial views to the works to the side extension may be possible from public vantage points due to the open frontage of

the site, whilst the amended roof form to the conservatory will be largely screened from public view owing to the height and built form of the side extension. The proposed works read as sympathetic and subservient additions to the property, further integrated into the existing character and appearance of the dwelling with the use of matching construction materials. Whilst the proposed dining room extension will project the footprint further into the rear amenity space, the scheme is considered proportionate to the dwelling and its plot, not resulting in a cluttered or overdeveloped appearance. The scale and design of the extension is also reflective of the distinctive architectural detail and design of the dwelling, whilst respecting the local settlement pattern and building style within the development.

The alteration of the conservatory roof is also considered in-keeping with the established character and appearance of the property, without resulting in an excessive increase in height or built form. The proposed height of the roof will not encroach upon the first floor windows above, and the use of matching roofing materials to the main dwelling helps the development to integrate with the existing aesthetics of the property.

Whilst glimpses of the proposed works may be possible from the street scene, it is acknowledged that the rear of the side does back onto open countryside, thereby the proposed works may be visible from vantage points within the Cotswolds National Landscape. The development is wholly contained within the residential curtilage and does not project into, nor adversely influence, views to or from the wider National Landscape. Given the overall scale and design of the proposed works and marginal increase in footprint, the development is not considered to result in harm to the landscape character of scenic qualities afforded to this location.

Therefore, the development is deemed to comply with CP51 and CP57 of the Wiltshire Core Strategy, policies CE1 and CE4 of the Cotswold National Landscape Plan, the Wiltshire Design Guide and sections 12 and 15 of the NPPF in conserving and enhancing the National Landscape.

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 properties most sensitive to the proposed works are 19 and 23 John Aubrey Close, located to the north and south-west of the application site respectively.

The application site is link-detached from No. 19 by virtue of the adjoining single garages serving each property. The proposed development is located to the side and rear of the main dwelling, with the overall height remaining at ground floor level. Owing to the existing roof form and massing of the main building, the extension would be largely screened from public views,

whilst also effectively concealed from vantage points from the rear amenity space of No. 19. As the extension does not project any closer to the shared boundary than the existing built form, the current separation distances are not diminished, whilst no additional fenestration is proposed overlooking the boundary with No.19.

No.23 is located to the south west of the site. The proposed works are situated to the side and rear of the main dwelling and will therefore be in proximity to the shared boundary. The proposed built form of the rear extension will vary from the existing arrangement with the alteration to the roof form from a sloping roof to a mono pitch, together with the structure being extended by approx. 2.5m. In terms of fenestration, the extension includes the same proportioned and positioned casement window, albeit projected approx. 2.5m into the residential curtilage, whilst the side elevation will introduce double doors onto the rear amenity area. No additional fenestration is proposed overlooking the boundary, whilst the roof lights are proposed at a higher level which, due to their elevated position, will not result in increased overlooking. In terms of the proposed works to the conservatory, the overall footprint and glazing to the structure remains unchanged, given that the works solely related to a revised roof design.

Overall, whilst it is acknowledged that the built form will be positioned in closer proximity to the boundary with No.23 and result in a marginal increase in built form, it is considered that the proposal will not result in increased overlooking, overshadowing or overbearing effects to the neighbouring properties. Both structures are of limited height given their single-storey built form, whilst not introducing any additional fenestration that would result in increased 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

By reason of the scale, design and proposed materials, the proposed development is considered acceptable and will not result in unacceptable visual impact to the main building, its plot or the surrounding area. The proposed works will result in sympathetic and subservient additions that are proportionate to the existing built form, whilst integrating with the overall character and appearance of the building. Furthermore, the proposed works are not considered to result in harm to the scenic qualities afforded to, and views to and from, the National Landscape, whilst also not resulting in unacceptable loss of light, increased overlooking, overshadowing or overbearing effects to the neighbouring properties.

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 and documents:

Proposed Floor Plans received 29.01.26

Proposed Additional Views received 29.01.26

Proposed Block Plan received 29.01.26

Location and Existing Block Plan received 29.01.26

Proposed Elevations received 29.01.26

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