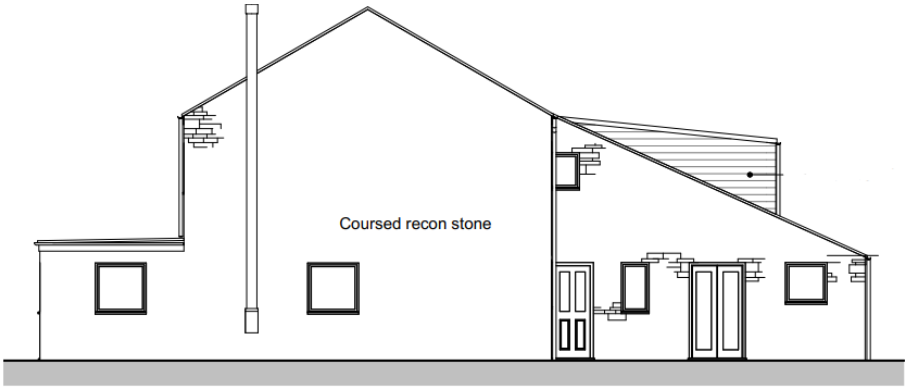


APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION
DELEGATED REPORT

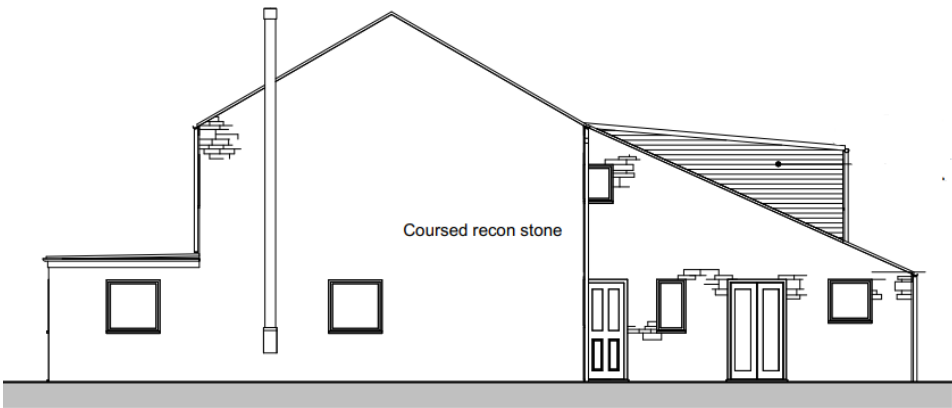
APPLICATION REFERENCE:	PL/2026/00945
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	46 The Tarters, Sherston, Malmesbury, SN16 0NT
DEVELOPMENT DESCRIPTION:	Remodelling of existing dormer to increase width.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the proposed remodelling of an existing dormer window to the front elevation of the property. The application is submitted using Householder application forms.



Existing Rear and Side Elevations



Proposed Rear and Side Elevations

The dormer window subject to the application is located on the sloping roof on the front elevation of the property. This section of the property is ground floor and partially first floor, with the kitchen to the ground floor and bedroom 4 above. Whilst the dormer window enables headroom for the bedroom, the submitted floorplans illustrate that this is currently not sufficient as there is a sloped ceiling either side of the dormer area which compromises the available headroom. The existing dormer window prominently positioned in the centre of the roof slope, with concrete tile hanging beneath the window and to both sides and a bitumen roof.

The proposed development aims to increase the width and overall form of the dormer, with the proposed width of the dormer spanning the entire width of the sloping roof. Whilst the overarching gradient of the dormer will remain consistent with the existing dormer, the built form is proposed to be extended by approx. 0.5m to bring it lower down the roof slope, enabling an increase in headroom for the first floor above. It is proposed to remain a flat roof dormer, whilst the proposed extension and overall increase in width of the dormer will enable improved utilisation of the first floor bedroom. Additionally, the flue to the front elevation will be incorporated within the design of the dormer, helping to partially conceal it from view.

In terms of construction materials and fenestration, it is proposed to clad beneath the first floor window and both sides of the dormer in composite timber horizontal cladding, with a single ply roof. The dimensions of the first floor window will increase marginally as a result of the increased width, changing from the existing 3 pane casement to 2 panes.

SITE DESCRIPTION/CONTEXT

The site known as 46 The Tarters is a semi-detached dwellinghouse located at the end of a no-through road within the residential development of The Tarters, in the village of Sherston. The principal elevation of the property fronting the street includes a first floor dormer window incorporated into an existing sloping roof, with the main entrance to the property located to the side elevation. The property has a relatively open frontage when viewed from the street, constructed from reconstituted stone with a tiled roof and UPVC windows. The Tarters had a distinctive architectural style with the properties displaying angular built forms, whilst construction materials within the surrounding area includes reconstituted stone and horizontal timber cladding.



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

- Cotswold National Landscape
- Countryside Character Area – Cotswolds
- Historic Building Sites and Monuments Records – Lynchets at Sherston
- Areas Susceptible to Ground Water Flooding <25%

PLANNING HISTORY

Proposal / Summary
N/90/01768/FUL - Full planning permission Decision - Withdrawn Date: 28/8/1990 – DEMOLISH EXISTING GARAGE AND BUILD NEW ATTACHED GARAGE WITH BEDROOM OVER
N/90/02822/FUL - Full planning permission Decision - Approve with Conditions Date: 8/1/1991 – EXTENSION TO DWELLING

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

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

Sherston Neighbourhood Plan

- No specifically applicable policies, but objective 2 of the plan seeks to conserve heritage assets and the Cotswold National Landscape through the use of sympathetic materials and high quality design.

Cotswolds National Landscape Management Plan

Policy CE1 – Landscape

Policy 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 Cotswold National Landscape
- Residential Amenity

CONSULTATION RESPONSES

Sherston Parish Council: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no letters of representation were 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.

Design and Impact upon the character and context of the area and the Cotswold National Landscape

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. Section 12 expects a good standard of design.

Whilst the proposed works will extend the width of the dormer window in conjunction with extending it further down the existing roof slope, the development is considered sympathetic to the existing character and appearance of the building. The proposed works will not result in increased glazing to the front elevation and whilst the built form will be demonstrably larger than the existing arrangement and introduce additional bulk and mass, it is not considered to result in an incongruous appearance. Whilst the built form may be viewed as a more prominent feature on the front elevation when viewed from the street scene, it is not considered to be disproportionate when considering the existing arrangement. The incorporation of horizontal timber cladding helps to integrate the development with the existing building, given the use of timber cladding to the front elevation presently, helping to unify the overall appearance. The scale and design of the proposed works continue to reflect the distinctive architectural detail and design of the dwelling.

Whilst the proposed works will be fully visible from the street scene, it is acknowledged that the property itself is located within at the end of a no-through road within an established residential area and is not in close proximity to open countryside or far reaching views. 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. The development is not considered to result in unacceptable visual harm to the dwelling, its surroundings or the locality. Furthermore, the development is not considered to result in harm to the landscape character of scenic qualities afforded to this location.

Therefore, on balance 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.

Residential 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 property is located in proximity to 47 The Tartars (to the north), 36 and 37 The Tartars (to the south-east) and 45 The Tartars (to the west).

The application site forms a semi-detached pair with No.47, however, the built form of No.47 differs notably, lacking both the sloping roof profile, forward projecting built form and the front dormer that is present on the application site. The front elevation of No.47 is set further back than the application site and incorporates a ground floor sloping roof element that integrates with the attached single garage to the side. The proposed dormer alterations will bring its position approximately 0.5m further forward on the roof slope, whilst the existing space between the edge of the dormer to the edge of the roof slope adjacent No.47 is approx. 0.8m,. The proposed alterations will result in the dormer spanning the entire width of the roof slope so will introduce additional bulk and mass adjacent to the front elevation of No.47. However, whilst the proposed works will be in close proximity to No.47, the sloping roof form and dormers presence is already an established component of the front elevation. The overall pitch and flat roof of the dormer window is not proposed to be altered, whilst the modest increase in width and depth is not expected to intensify any existing overshadowing, overbearing effects or loss of light currently experienced by the property as a result of the built form.

Nos 36 and 37 are both set back from the road, yet will have vantage points across to the side elevation of the application site, therefore the proposed alterations and increased depth of the dormer will be visible. However, the overall built form is not proposed to be positioned in closer proximity to either property, and the amendments will not result in additional fenestration overlooking the boundaries. Whilst the increased depth will introduce additional bulk and mass, it is not considered to impede or encroach upon the current views afforded to these properties.

Additionally, whilst the proposed works will be visible to the properties fronting the application site, the additional built form is not considered to result in unacceptable impact to their residential amenity as the proposed level of fenestration remains consistent with the existing arrangement, therefore not resulting in additional overlooking or loss of privacy, whilst not encroaching upon the current separation distances.

Overall, it is considered that the proposed works will not result in unacceptable impact to the residential amenity of the surrounding properties, and will not result in increased overlooking, overbearing effects or a sense of enclosure. 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 are considered 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, on balance 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:

Location Plan received 11.02.26

26001-1001-2 – Existing and Proposed Block Plans received 11.02.26

26001-1002-3 – Existing and Proposed Floor Plans received 11.02.26

26001-1004-3 – Proposed Elevations received 11.02.26

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