

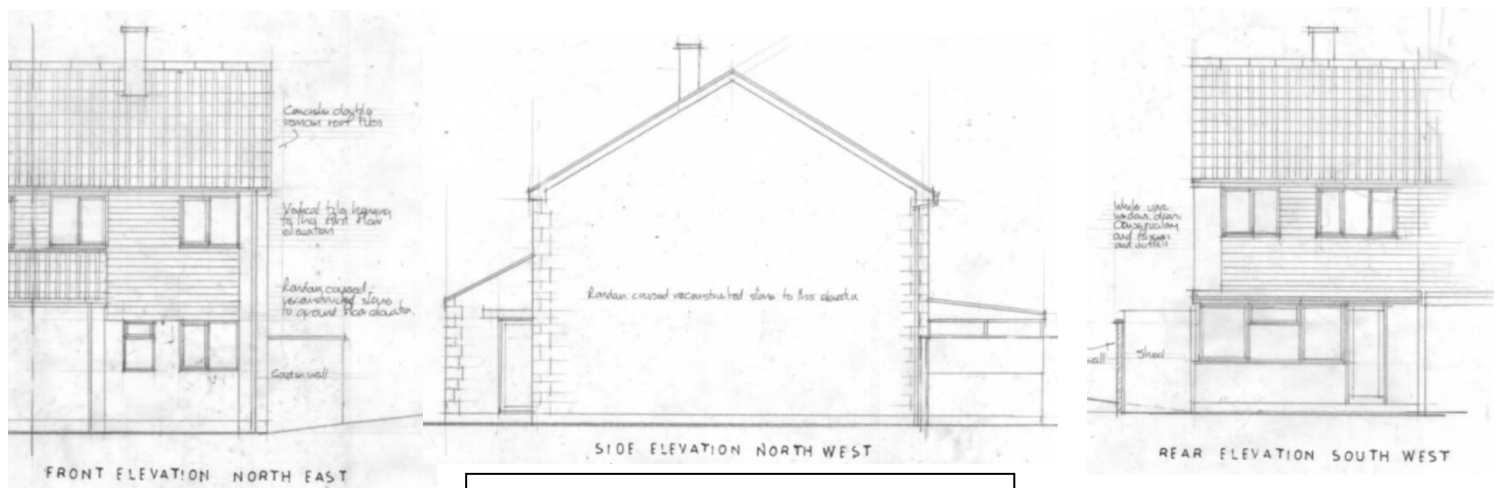
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01449
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	56 The Ridings, Kington St Michael, Chippenham, SN14 6JG
DEVELOPMENT DESCRIPTION:	Single storey extension to side of existing dwelling
RECOMMENDATION:	That Planning Permission be GRANTED

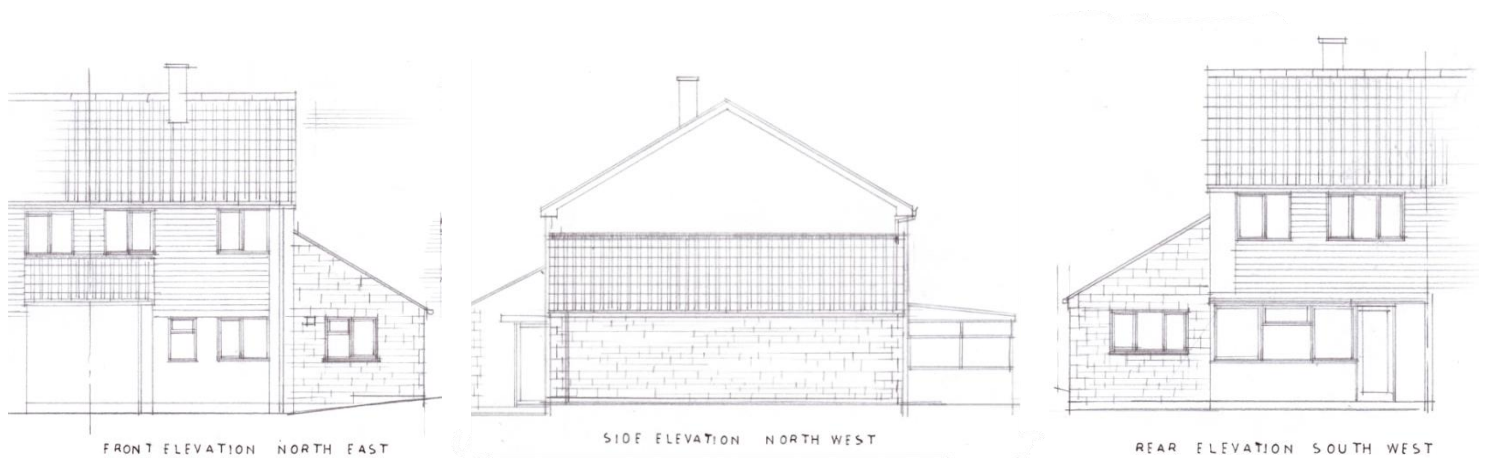
PROPOSAL

The proposal seeks planning permission for a single storey side extension. The application is submitted using Householder application forms.

The extracts below demonstrate the existing appearance of the dwelling, together with the proposed appearance subject to this application:



(L-R) Existing Front, Side and Rear Elevations



(L-R) Proposed Front, Side and Rear Elevations

The proposed extension would take the form of a single storey lean-to structure adjoining the side wall of the property and would enable the creation of a ground floor bedroom and en-suite bathroom, taking the property from a 3 to a 4 bed roomed property. To facilitate the proposed extension, the rear shed would be removed. The front wall of the extension would align with the principal elevation and would not extend beyond the existing rear conservatory, whilst the lean-to roof would terminate approximately in line with the first floor window adjacent. The extension would be constructed from random coursed reconstituted stone, with concrete double roman roof tiles and UPVC windows. In terms of fenestration, the structure would include a triple casement window to the rear elevation and a double casement window to the front. No fenestration is proposed to the side elevation.

SITE DESCRIPTION/CONTEXT

The property known as 56 The Ridings is a semi-detached two storey dwellinghouse situated within the village of Kingston St Michael. The property features a pitched roof with a sloping roof porch to the front elevation, with a single storey conservatory and shed to the rear and a single storey garage and parking to the rear of the boundary. The property occupies a corner plot and the termination of a no-through road within this part of the residential development, adjacent to Public Right of Way KSTM44 which links up to further parts of a residential development within the area. The property is constructed from random coursed reconstituted stone, with double roman roof tiles and UPVC windows and doors. The surrounding area takes the form of an established residential development, with semi-detached dwellings of similar built form, appearance and construction materials.



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

- Countryside character area – Avon vales
- Risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely
- Public Right of Way KSTM44

PLANNING HISTORY

None relating to this property

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 60: Sustainable Transport
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Kington St Michael Neighbourhood Plan: Designated

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area
- Residential Amenity
- Highways Impact
- Public Right of Way

CONSULTATION RESPONSES

Kington St Michael Parish Council: No objection

REPRESENTATIONS

The application was publicised by way of direct neighbour letter to surrounding properties. One representation has been received from the occupant of 31 Kington St Michael (located opposite the application site), who has not objected to the proposal, stating that development will have no adverse impact on their property.

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.

Overall, the proposed works are not considered to result in unacceptable visual impact. The proposed extension would present as a subservient addition to the main dwelling by virtue of its lean-to appearance and positioning to the side of the property, with its overall form limited due to the sloping roof and single storey built form. Whilst the property has a limited extent of amenity area to the side of the property, the proposal is not considered to result in a cramped or overdeveloped appearance. The use of matching materials to the main dwelling enables the proposal to be a sympathetic addition which aligns with its existing character and appearance, as well as the overarching character of the surrounding area.

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.

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 properties in close proximity to the application site are 55 The Ridings (to which the main dwelling is semi-detached to) and 12 Town Close to the west. The extension may also be visible to the occupants of 57 and 58 The Ridings (to the west) and West View which is situated across the road from the principal elevation.

The proposed extension would be positioned on the side elevation, and given the existing boundary treatment being a dwarf boundary wall, the extension would be visible to neighbouring occupiers. However, its overall scale would be limited given its sloping roof, overall height and single-storey build form. Whilst the extension would occupy a position that is in closer proximity with No.12, the intervening public footpath would act as both a physical and visual buffer between the boundaries to help mitigate against any resulting overbearing or overshadowing effects. The proposed built form would align with the existing front and rear

walls of the property, thereby being largely concealed from view from the adjoining neighbour No. 55.

In terms of fenestration, the additional ground floor windows would be positioned to look to the front and rear of the property as opposed to directly overlooking the neighbouring boundaries. It is noted that there is no fenestration proposed to the side boundary which would directly overlook No.12, however No.12 itself also does not feature any fenestration to their own side elevation fronting the application site.

Furthermore, the occupants of No.31 have commented that the proposal is not considered to impact their residential amenity, despite being visible from their property.

Given its overall scale, form and positioning, the proposed works are not considered to result in loss of light, loss of privacy or unacceptable overlooking to the neighbouring properties. By remaining a single storey structure of limited height and considering the overall separation distances between the application site and surrounding properties, it is not regarded that the proposal would result in overbearing effects to the surrounding properties.

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

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The property currently benefits from a single storey garage to the rear of the boundary, with off-road parking fronting the garage capable of accommodating a single vehicle, in addition to the availability of on-street parking within The Ridings. The proposal seeks to increase the number of bedrooms from three to four, which under the Wiltshire Car Parking Standards requires the provision of three off-road parking spaces. Whilst the site can demonstrate space for at least two vehicles within its curtilage, it is not considered that the shortfall would result in any unacceptable impact on parking provision either at the site or within the wider street. The surrounding on-street parking within The Ridings provides additional capacity, thereby ensuring that the development would not give rise to harm to highway safety.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable. The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Public Right of Way

Transport implications are a key factor in assessing planning applications and proposals must demonstrate that there is safe and suitable for all users, including pedestrians, including protection and enhancement of public rights of way and active travel routes.

WCS Core Policy 60 seeks planning developments in accessible locations, whilst also mitigating the impact of developments on transport users, local communities and the environment. WCS Core Policy 61 states that the transport impacts of new developments need to be assessed in accordance with national guidance.

The proposal is for a single storey ground floor extension that is wholly contained within the residential curtilage. It is acknowledged that the extension may be visible from the adjacent Public Right of Way KSTM44, as it runs alongside the front of the application site and terminates at the rear boundary. Given the dwarf boundary wall encompassing the property, vantage points to the proposed works are possible, however, given the proposed works are contained within the residential curtilage, it is considered that the development will not obstruct, divert, or otherwise impede access along the route. The proposed works do not encroach upon the definitive line of the right of way and adequate separation is maintained to ensure the continued safe and convenient use of the path. As such, the proposal is considered to have no adverse impact on the public right of way or its users.

Therefore it is considered that the proposed development will not impede the right of way. The application is therefore in accordance with WCS Core Policy 60 and 61.

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

Overall, the proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area and is not considered to result in unacceptable visual impact. By virtue of the proposed scale, design and construction materials, the extension would result in a subservient addition which is harmonious with and complimentary to the existing character and appearance of the main dwelling, whilst also being proportionate to the existing built form of the property.

The proposed works are not considered to result in unacceptable impact to the streetscene as the proposal is in-keeping and sympathetic with the prevailing character within 'The Ridings'. Furthermore, the proposed extension is not considered to result in unacceptable residential impact to the surrounding properties, nor would it result in adverse impacts on highway safety and current parking provision, whilst also not impeding the Public Right of Way KSTM44. Additionally, it is considered that the distances to the boundaries of neighbouring

properties are sufficient to help mitigate against any unacceptable impacts to residential amenity, overlooking or overbearing effects.

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:

Location Plan received 02.03.26

TR2 – Proposed Floor Plans, Elevations, Site Plan and Section A-A received 02.03.26

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