

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02375
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	34 Greystones, Bromham, Chippenham, SN15 2JT
DESCRIPTION:	Variation of Condition 2 (Approved Plans) of PL/2024/08556 - Demolition of rear conservatory to facilitate new single storey full-width extension
RECOMMENDATION:	REFUSE

PROPOSAL

The application is made under S73 of the Town and Country Planning Act 1990 to seek planning permission for the development consisting in the demolition of a rear conservatory to facilitate new single storey full-width extension without compliance with Condition 2 of PL/2024/08556, which required that the development permitted be carried out in accordance with approved plans.

An alternative set of elevations for the development have been included with this application, with which it is sought to vary the requirements of Conditions 2 to instead allow the development to be carried out in accordance with them.

The form and dimensions of the extension would remain as per the permitted scheme, with a gabled roof and a flat-roofed part and it would measure approx. 11.9m wide, 4.45m deep, 2.5m eaves and 4.2m ridge. The garage would also still be converted, and other associated works would remain as permitted, including alterations to the driveway.

The changes for which permission is therefore sought relate primarily to the materials used in the external appearance of the development, using through-coloured render (instead of the permitted timber cladding) together with additional proposed external alterations to render the exterior of the rest of the dwellinghouse (rather than retaining its brickwork), and a minor change in rear elevation fenestration is proposed (removing a high-level feature window).

The question is therefore whether planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or whether it should be granted unconditionally.

SITE DESCRIPTION

The application site is a detached single-storey dwelling known as 34 Greystones. It has walls of brick, a gabled tile roof, uPVC fenestration, front driveway with lawn and a rear garden. Its setting is characterised by the surrounding homogenous suburban-style cul-de-sac. It is in the settlement boundary of Bromham. Relevant designations and constraints include Flood Zone 1 where groundwater levels are between 0.025m and 0.5m below the ground surface, nearby priority habitat, nearby public footpath (BROM13).

PLANNING HISTORY

PL/2024/08556 - Demolition of rear conservatory to facilitate new single storey full-width extension

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 64: Demand Management (CP64)
- Core Policy 67: Flood Risk (CP67)

Saved policies of the Kennet Local Plan 2011 (KLP)

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Bromham Parish Council – No responses received by close of consultation period or at the time of case officer's recommendation.

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. No letters of representation were made by members of the public by the close of the consultation period or at the time of the case officer's recommendation.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be made in accordance with the development plan unless material considerations indicate otherwise.

Design and local character and appearance

Core Policy 57 of the Wiltshire Core Strategy (WCS) requires all new development, including extensions and alterations to existing buildings, to meet a high standard of design by, among other things, ensuring a positive response to the features of the site itself and its landscape or townscape setting.

34 Greystones is a post-war gabled bungalow within a suburban cul-de-sac. The first part of the cul-de-sac primarily comprises gabled bungalows, while the latter part is mostly defined by two-storey dwellings, but the whole is unified by brick elevations and a cohesive architectural style that creates a pleasingly homogenous character.

The proposed development responds appropriately in terms of its size, scale and form, in which respects it is not materially different from the approved scheme. The pattern of fenestration to the rear elevation also provides an acceptable elevational design.

The proposed extension and remainder of the dwellinghouse would be faced in render, a change from timber cladding and retained brickwork in the approved scheme. In context of its surroundings, the appearance of the resulting dwellinghouse would be an incongruous contrast with the brickwork that prevails in its setting, undermining the distinctive and cohesive character of the cul-de-sac.

While the timber cladding in the approved scheme would still have contrasted with the brickwork, its use was restrained and complemented the bungalow's brickwork elevations that would have remained the dominant element. Furthermore, timber cladding can be found in similar, sparing quantities in alterations to other dwellings in the area.

Appendix D of the Wiltshire Design Guide (WDG) sets an expectation that, among other things, extensions and alterations to dwellinghouses should respect the style of the existing dwellinghouse and fit into the street scene in terms of style, materials and other architectural details, which the development would fail to satisfy by reasons of its rendered finish.

For the reasons given, the development would harm the character and appearance of the surrounding area and would be contrary to CP57 of the (WCS) which seeks to ensure all new development responds positively to local character and distinctiveness in terms of materials and architectural style, among other things.

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) emphasise the importance of achieving well-design places, advising that decisions should ensure development is visually attractive as a result of good architecture and sympathetic to local character, among other things. Paragraph 139 is clear that development that is not well design should be refused, especially where it fails to reflect local design policies and guidance.

The NPPF aligns with the thrust of the development plan and the expectations of adopted supplementary guidance. Material considerations do not lead to a fundamentally different conclusion and, consequently, refusal is justified on design and visual amenity grounds.

Residential amenity

Core Policy 57 (vii) of the WCS seeks to ensure that the design of new development has regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

Appendix D of the WDG expects a well-designed householder development to respect neighbouring properties by advising, amongst other things, that they should not be unduly overbearing or unduly obtrusive, and that windows should not directly overlook neighbouring properties.

The neighbouring dwellinghouses most likely to be sensitive to the development are 30, 31, 33 and 35 Greystones.

The overall size, scale, and form of the development is not materially altered by the proposed changes, and position of proposed openings are similarly unchanged.

The proposed changes to omit a high-level feature opening to rear elevation of the extension, and to change the materials to render, would not materially harm the living conditions of neighbouring occupants. Furthermore, an appropriate level of amenity would be provided within the development itself.

The development would not harm the living condition enjoyed by occupants of the site itself or neighbouring land. Furthermore, it would satisfy the expectations of adopted

design guidance and accord with the aims of CP57 (vii) of the WDG in so far as they seek to ensure an appropriate level of amenity is safeguarded by all new development.

Highway matters

The development increases the bedroom quantum and converts the garage, although the garage was acknowledged as not counting towards allocated parking due to not being compliant with adopted minimum size standards.

Condition 3 of the consented scheme sought to ensure implementation of works to provide parking spaces to site frontage to ensure sufficient off-road parking in the interest of highway safety, as shown on the approved plans.

The application does not seek to remove or vary this condition. Nonetheless, having considered the reasoning, and nature of the changes proposed, the Local Planning Authority can remain satisfied that the condition meets the tests and would ensure adequate off-street parking is provided for the development.

Subject to conditions, the development would have an acceptable effect on highway safety and would not conflict with Core Policy 64 of the WCS.

Biodiversity Net Gain (BNG)

The development is exempt from the requirement to deliver 10% BNG, introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), and the decision notice shall include the relevant informative note.

PLANNING BALANCE AND CONCLUSION

Varying Condition 2 to allow the development to be carried out in accordance with the alternative elevations would result in a form of development that would cause unacceptable harm to the character and appearance of the surrounding area. This harm conflicts with the development plan, having particular regard to its aims for achieving a high standard of design under Core Policy 57 of the Wiltshire Core Strategy. Other material considerations do not indicate that a decision should be made other than in accordance with the development plan and, therefore, the application should be refused.

RECOMMENDATION

That planning permission be REFUSED for the following reason(s):

Refusal Reason(s):

1. The development, by reasons of its external materials (render), would give the dwellinghouse an incongruous appearance that undermines the attractive homogenous design of the surrounding suburban-style cul-de-sac within which it is set, causing harm to the area's character and appearance. It therefore fails to satisfy the expectations of Appendix D of the Wiltshire Design Guide (March 2024) and is found contrary to Core Policy 57 (i, iii, vi, xii) of the Wiltshire Core Strategy (January 2015) and paragraphs 131, 135 and 139 of the National Planning Policy Framework (December 2024).