

REPORT TO THE AREA PLANNING COMMITTEE

Date of Meeting	13/09/23
Application Number	PL/2023/03187
Site Address	1 The Peak, Purton, Swindon, SN5 4AT
Proposal	Single Storey extension to side and rear of property. Extension to have a wheelchair accessible bedroom and shower room, connected onto existing ground floor of property with wheelchair access onto entire ground floor and access to front and garden.
Applicant	Wiltshire Council
Town/Parish Council	Purton Parish Council
Division	Purton
Grid Ref	53.53477, -5.207386
Type of application	Householder Planning Permission
Case Officer	Stefan Galyas

Reason for the application being considered by Committee

1. Purpose of Report

The application concerns a council owned dwelling which has received a letter of objection from an adjacent neighbouring occupier with regard to the proposal's impact on their residential amenity.

2. Report Summary

The application has undergone an assessment within the report and found the proposal to have an acceptable impact on the residential amenities of adjacent neighbouring occupiers by virtue of the degree of separation between the two properties and the proposal's limited scale.

3. Site Description

The site consists of a two-storey semi-detached dwelling with a pitched roof and a conservatory addition to the rear (east) elevation of the dwelling. The dwelling stands adjacent to the eastern side of The Peak and has a small driveway that provides access from the highway. The remainder of the site comprises of a small front lawn and rear garden amenity space.

The existing building's materials include brick walls, concrete roof tiles and uPVC windows and doors.

The site is located in a residential area, with a variety of bungalows and two storey dwellings making up the street scene. There are several other dwellings of comparable architectural design, with many dwellings using either rendering or exposed brick to their exterior. Boundary fences and walls run adjacent to the highway and are broken up sporadically to allow access to driveways.

The site is located within the defined settlement framework for Purton, which is identified as a large village by the Wiltshire Core Strategy.

In terms of policy constraints, the site is not located within any designated area.

4. Planning History

The site has no recent history of any planning applications.

5. The Proposal

The application seeks planning permission for the development of a single storey side and rear extension. The proposal would be 6.6m in depth, 7.3m wide, have an eaves height of around 2.7m and a ridge height of 4.4m. External materials would constitute brick walls, concrete roof tiles and uPVC windows and doors.

6. Planning Policy

Wiltshire Core Strategy (WCS) (Adopted January 2015)

Core Policy 1 – Settlement Strategy

Core Policy 2 – Delivery Strategy

Core Policy 19 – Royal Wootton Bassett and Cricklade Community Area

Core Policy 51 – Landscape

Core Policy 57 – Ensuring High Quality Design and Place shaping

Purton Neighbourhood Plan Made 2018

Policy 13 – Development Principles

Wiltshire Local Transport Plan 2011-2026

Car Parking Strategy

National Planning Policy Framework (NPPF) (2021)

Paragraph 2- Compliance with the Development Plan

Paragraphs 7 and 8 – Sustainable Development

Paragraph 11 – Presumption in Favour of Sustainable Development

Paragraph 38 – Proactive Approach to Decisions

Paragraph 47 – Determination in Accordance with the Development Plan

Paragraph 110 – Consideration of Development Proposals

Paragraph 130 – Function and Form of Development

Section 12 – Achieving Well Designed Places

National Design Guide 2021

7. Consultations

Purton Parish Council: No objection

8. Publicity

There was one letter of representation received in response to the application. It raised an objection against the development's potential overshadowing impact on neighbouring properties. It was noted that the site does not have much space to its rear or side and that the neighbouring property to the north is a bungalow which receives little light.

9. Planning Considerations

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 must be made in accordance with the Development Plan unless material considerations indicate otherwise.

Principle of Development

The principle of extending or altering an existing dwellinghouse located within the defined settlement framework is considered to be acceptable and in accordance with Core Policies 1, 2, 19 and 57 of the WCS.

Impact on the Character, Appearance and Visual Amenity of the Locality

The promotion of high-quality design is encouraged through the planning system and is reflected in Core Policy 57(iii) of the WCS, requiring design to relate closely to the existing pattern of development regarding size, scale, massing, materials, elevational design, roofline and the layout of the proposal. Core Policy 57(vi) also requires development to take into account the characteristics of the site and deliver appropriate development.

Paragraph 130 of the NPPF states, among other matters, that development should be visually attractive as a result of good architecture and be sympathetic to local character. The need for good design is reinforced by the National Design Guide (2021). Additionally, Policy 13 of the Purton Neighbourhood Plan requires the form and layout of the development to reflect the vernacular, design and materials found within Purton.

The proposal would be visible from the street and would use matching materials including brick walls and a concrete tile roof. The proposal is considered to assimilate well to its surroundings. A ramp would be included on the principal elevation on the dwelling and would allow for wheelchair accessibility. It is considered that this element of the proposal would have an acceptable impact on the character and appearance of the area.

Accordingly, the proposed development is not considered to be harmful with regard to the character, appearance and visual amenity of the locality.

Impact on Residential Amenity

Paragraph 130(f) of the NPPF seeks to secure a high standard of amenity for existing and future users. This is further reflected in Core Policy 57(vii) of the WCS which requires the proposed development to achieve appropriate levels of amenity in respect to neighbouring buildings and within the development itself.

The proposal would decrease the distance between the existing dwelling and the neighbouring property to the north of the site. The neighbouring dwelling, no.1b, is a bungalow set at a lower level than the application site. The neighbouring dwelling has a limited amount of garden amenity space and is set within a small plot.

It is considered that the proposal would be modest in height with a ridge height of approximately 4.4m. At its closest point, the proposal would be set approximately 1.2m away from the neighbouring dwelling. It is concluded that a reasonable degree of separation would remain between the proposal and the neighbouring garden.

The extension would be located closer to the site boundary than the existing house, however by virtue of the proposals single storey nature and distance from the boundary it is not considered that the proposal would result in an overshadowing or overbearing impact.

There would be no additional windows located on the northern elevation that would overlook neighbouring dwellings. It is also noted that there are no facing windows on no.1s side (southern) elevation. There would be an additional window on the rear (eastern) elevation. However, given the boundary treatment to the site's east boundary, the window would not result in an overlooking impact.

The proposal would help improve the accessibility of the site, providing sloped access to the front elevation and a stepped access to the proposed rear elevation. Furthermore, access to the rear elevation will be obtained through the use of a step lift.

The remaining rear garden amenity space would be limited, however, it is considered that the south-eastern corner of the plot would provide a sufficient space for the present and future occupiers to use.

In summary, the proposal would be limited in scale and therefore would not likely result in significant harm in regard to overshadowing, loss of outlook or noise impact on neighbouring properties.

10. Conclusion

The proposed development is considered to accord with Core Policies 1, 2, 19 and 57 of the Wiltshire Core Strategy, Policy 13 of the Purton Neighbourhood Plan and relevant paragraphs of the NPPF. Accordingly, it is recommended that the application be approved.

RECOMMENDATION

That planning permission be GRANTED subject to the following conditions:

Conditions: (3)

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:
25189/1 Existing Floor Plan
25189/2B Proposed Floor Plan
25189/3 Existing Proposed Front and Rear Elevations
25189/4 Existing Proposed Side Elevations

25189/5 Site Block Plan
SU0987 Site Location Plan
All received 21st April 2023

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match be as stated on the approved plans, application form and submitted documentation.

REASON: In the interests of visual amenity and the character and appearance of the area.

Informatives: (4)

1. Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
2. 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.

3. The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.
4. The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website.

Appendices:

Background Documents Used in the Preparation of this Report: