

REPORT OUTLINE FOR AREA PLANNING COMMITTEES**Report No.**

Date of Meeting	23 May 2017
Application Number	17/00446/FUL
Site Address	54 Chestnut Springs Lydiard Millicent SN5 3NB
Proposal	Raise height of roof to accommodate new first floor, single storey rear extension & front roof extension, conversion of garage into garden store/utility and kitchen extension
Applicant	Mr & Mrs Douglas
Town/Parish Council	Lydiard Millicent
Electoral Division	Royal Wootton Bassett East– Cllr Mollie Groom
Grid Ref	409804 185899
Type of application	Full Planning
Case Officer	Richard Sewell

Reason for the application being considered by Committee

The application has been called in by Councillor Mollie Groom for the consideration of the proposed development in respect of the scale of development on this site and impacts to neighbours in terms of obstruction of light and privacy; and impact to the character in the street scene.

1. Purpose of Report

To consider the above applications and to recommend APPROVAL

2. Report Summary

The main issues in the consideration of this application are as follows:

- Impact on visual amenity
- Impact on residential amenity
- Highways

Lydiard Millicent Parish Council objects to the application and 7 objection letters have been received by members of the public

3. Site Description

The proposal site is situated within the settlement boundary and built up residential area of Lydiard Millicent but not within any area of special protection. The local vicinity is characterised by a variety of house types, mostly detached two storey dwellings and bungalows set back from the road and all being set within spacious plots with front and rear amenity space. The proposal site is situated on the north western side of Chestnut Springs, within a row of broadly similar styled bungalows, all constructed from predominantly white

render with concrete roof tiles and small sections of reconstituted stone on the external wall elevations.

The dwelling as existing is a 2 bedroom bungalow with white render wall elevations on a recon stone base with concrete roof tiles and gable extensions on the front and rear elevations with integrated single garage. The height of the dwelling varies marginally due to the slight drop in ground level on the northern eastern side of the site, with the roof height on the right hand side of the front elevation being approximately 5.17m above ground level. The overall footprint of the building is approximately 132.2m².

4. Planning History

n/a

5. The Proposal

The proposal will see the roof height raised to accommodate a new first floor, effectively converting the bungalow into a two storey dwelling by raising the height by approximately 2.5m from 5.17m to 7.7m. Other additions will see single storey front and rear extensions and the conversion of the garage into a garden store/utility room. The footprint of the building will be increased to approximately 147.3m², with the proposed dwelling being broadly sited in the same position within the plot as the existing bungalow. The external materials are proposed as being white render and natural stone.

6. Planning Policy

National Planning Policy Framework 2012 (NPPF)

Paragraph 7, 14 and 17

Section 6 - Delivering a wide choice of high quality homes paragraph 50

Section 7 - Requiring good design paragraphs 56, 57, 58, 60, 61, 63, 64 and 65

Wiltshire Core Strategy (WCS) (Adopted January 2015)

CP57 - Ensuring High Quality Design and Place Shaping

7. Summary of consultation responses

Lydiard Millicent Parish Council – The application was considered at the Parish meeting on the 2nd February where it was resolved to object to the proposal as it was considered to be an unacceptable over development and to be out of keeping with the surrounding street scene. It was also considered to have an adverse impact on the neighbouring property.

Highways– No Objection. There is adequate off street parking available within the application site.

8. Publicity

Local Residents – 7 objections letter received from members of the public in respect to this application. The letter raised the following concerns:

- Impact on visual amenity of street scene
- Loss of privacy and overlooking
- Reduction in light
- Overbearing impact
- Lack of smaller dwelling provision within village
- Over development of site
- Proposed development sets precedent for other similar bungalow conversions

9. Planning Considerations

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 states that “*determination must be made in accordance with the plan unless material considerations indicate otherwise*”. Paras 2, 11, 196 & 210 of the NPPF reiterate and confirm this requirement. This is the starting point for determination from a policy point of view. The Wiltshire Core Strategy (WCS) Adopted January 2015 forms the local component of the current development plan.

Impact on visual amenity

WCS Core Policy 57 seeks to ensure a high standard of design in all new developments including extensions and alterations to existing buildings. This reflects and is in accord with core planning principles set out in Para 17 of the NPPF. Development is expected to create a strong sense of place through drawing on local context and being complimentary to the locality and must respond positively to the existing townscape. Further to this all new development must respond positively to the existing townscape in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and roofline to effectively integrate the building into its setting. Core Policy 57 also states that development must make efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area. However para 60 of the NPPF makes it clear planning decisions should not attempt to impose architectural styles or particular tastes to conform to certain development forms or styles but it is proper to seek to promote or reinforce local distinctiveness.

The proposal site is situated within a row of bungalows but there is distinctive mix in the size and style of dwellings in the immediate locality, with both detached bungalows and two storey dwellings being situated along both sides of the road. The design, scale, materials and elevational treatment of the proposed are all considered to draw on the local context by replicating other dwellings in the immediate vicinity and to be complimentary to the locality and character of the area. These proposed design features will result in the dwelling appearing visually similar to the other two storey detached properties situated within the street scene immediately adjacent to the proposal site, specifically those dwellings on the southern side of Chestnut Springs and throughout the wider built up residential area of Lydiard Millicent.

The existing spacious plot size is capable of accommodating the proposed approximate 15m² increase in the footprint size of the building, whilst maintaining an adequate degree of spacing and proximity between the proposed and the adjacent properties being No.s 53 and 55. This will help mitigate against the development appearing cramped or contrived when viewed from the front elevation. Similarly, the proposed will respect the existing building line, built form and layout of the street scene by maintaining the current layout where all properties are stepped back from one another in a close knit, north easterly, diagonal, liner formation.

Considering the scale, elevation design, materials, siting and overall character, the proposed dwelling will not appear visually prominent or discordant when viewed in comparison to the wider street scene, most notably the two storey, detached properties situated on the south side of Chestnut Springs immediately adjacent to the proposal site. Therefore, the property is considered to effectively integrate into its setting and the wider built form of the area. In addition, the proposed increase in size and bedroom numbers is considered to be a more efficient use of the land, with the spacious plot size being capable of accommodating a larger family sized dwelling. Therefore the proposal is considered to comply with NPPF para 17 Section 7 paragraphs 56, 57, 58, 60, 61, 63, 64 and 65 and WCS Core Policy 57 (iii, vi

and vii) as it is a high quality design that will have no significant detrimental or adverse impact on the visual amenity of the street scene or the wider character of the area.

Impact on residential amenity

Core Policy 57 seeks to avoid creating developments with unacceptable low levels of privacy and amenity and also to avoid the unacceptable loss of privacy and amenity to adjacent dwellings including the consideration of overshadowing. Paragraph 17 of the NPPF contains core planning principles that always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings

It is acknowledged that the proposed first floor windows and Juliett balcony on the rear elevation will allow some additional views towards the rear gardens of the surrounding properties situated to the north and also towards No.s 53 and 55 situated either side of the proposal site. However, the properties to the north are at the closest point approximately 37m from the proposed rear elevation meaning views into the habitable rooms on the rear of these dwellings will only be marginal and this degree of separation is considered to be appropriate and common place for dwellings located within built up residential areas such as this part of Lydiard Millicent. In addition, the boundaries between the rear gardens of these properties are mature and thick hedgerows which will also help alleviate the sense of overlooking. Similarly, the sizeable plot sizes means the relationship and distance between the enlarged dwelling as proposed and No.s 53 and 55 (being approximately 2-3m on each side respectively), will alleviate any potential overbearing impact to these neighbouring properties. This spacing is considered entirely acceptable for neighbouring properties within settlement boundaries, maintains the existing relationship between No.s 53, 54 and 55 and is in keeping with the proximity between other dwellings in the local vicinity. Further to this, there are no windows in the side elevations of the proposed first floor extension which will further limit any sense of overlooking that may arise from the proposed development.

It is acknowledged that there will be some level of perceived overlooking and a minor additional loss of privacy to the rear garden areas of the surrounding properties. However, the expectation for privacy in outdoor amenity space is not awarded the same level of protection as that of habitable rooms and in this instance, the identified level relating to the loss of privacy to these outdoor areas is considered acceptable and appropriate for this built up residential area.

The increased roof height of approximately 2.5m, combined with the overall enlargement in the scale of the dwelling as proposed, is not considered to result in any significant over bearing impact to the adjacent properties due to the existing distance between dwellings being maintained. Further to this, the orientation and layout of the existing dwellings means that the proposed increased roof height and bulk of the building will not result in any significant overshadowing or loss of daylight to the outdoor amenity spaces or habitable rooms of these adjacent properties. Most likely to be affected is the front area of No. 55 which lies to the immediate north east of the site meaning that there may be a very modest loss of late afternoon sunshine to this front part of the neighbouring property. However, this is not considered sufficient enough to be considered unacceptable as it is only the front parking area that will be affected. Additionally, the lower height of the front gable section as proposed will break up the bulk and massing of the north east side elevation, with the degree of separation between the side wall elevation and site boundary sufficiently limiting any over bearing impact when viewed from No 55. Therefore the proposal is considered to comply with NPPF paragraph 17 & Section 7 paragraphs 56, 57, 58, 60, 61, 63, 64 and 65 WCS Core Policy 57 iii, vi and vii) in regards to the impact the development will have on the residential amenities of the area.

Other issues

Objection letters received from members of the public make reference to the following issues:

- Lack of smaller dwelling provision in the village
- Proposed development sets precedent for other similar bungalow conversions.

In relation to the first point, it is considered that the matter is not a material planning consideration in the context of the development as proposed as it is the extension of an existing dwelling. Therefore any lack of provision would only be a consideration in relation to wholly new residential development in the village.

Secondly, planning applications are not determined on the basis of precedent as the Planning Acts / National legislation and national guidance all require each application to be determined on their own merits and in relation to the relevant material considerations and circumstances.

9. Conclusion

It is considered that by way of its design, scale, siting, materials and overall appearance, the proposed development will be complimentary to the locality and will appear in keeping with the character and appearance of the street scene effectively integrating the building into its setting. Due to the proximity and distance between the proposal site and the surrounding dwellings, the proposed increase in height, scale and the addition of first floor windows on the rear elevation is not considered to result in any overbearing impact or significant loss of privacy or daylight. Therefore the proposal is considered to be in accordance with NPPF para 17 & Section 7 paragraphs 56, 57, 58, 60, 61, 63, 64 and 65 WCS Core Policy 57 (iii, vi and vii)

10. Recommendation

The Officer recommendation is for the proposal to be approved subject to the following 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: Drawing No.16/CHEST.1/P-02 Rev B received 16.01.17

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

- 3 **INFORMATIVE TO APPLICANT:**

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.

4 INFORMATIVE TO APPLICANT:

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.

5 INFORMATIVE TO APPLICANT:

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.