

REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Date of Meeting	20 December 2017
Application Number	17/09830/FUL
Site Address	1 Dummer Way Pewsham Chippenham SN15 3UX
Proposal	Two storey side extension and mono-pitch garden storage, with internal alterations to main house
Applicant	Miss Leckie
Town/Parish Council	CHIPPENHAM
Electoral Division	CHIPPENHAM PEWSHAM – Councillor Clare Cape
Grid Ref	393154 172237
Type of application	Full Planning
Case Officer	Louisa Haines

Reason for the application being considered by Committee:

The application has been called to Committee by the Local Member, Councillor Clare Cape. It has been called in due to the scale of development, the relationship to adjoining properties, and the design, bulk and general appearance.

1. Purpose of Report

The purpose of the report is to assess the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved with conditions.

2. Report Summary

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

- The principle of the development.
- The impact on Highways
- The impact of the proposal on the character and appearance of the application site
- The impact of the proposal on the residential amenities of surrounding properties.

At the time of recommendation objections have been received from Chippenham Town Council and a local resident. The Highways Officers offers no objection.

3. Site Description

The application relates to a semi-detached house on the residential development of Pewsham, part of the urban area of Chippenham. The property is made of buff reconstituted stone with a tile roof and white uPVC windows. The property has a single detached garage located to the side of the property with a parking space in-front. To the rear of the property is a garden. The house sits in a cul-de sac of similar semi-detached and terraced dwellings built at a reasonably high density.

4. Planning History

None

5. The Proposal

This application seeks to remove the existing detached single garage and seeks permission for a two storey side extension and mono pitch garden storage with internal alterations. The two storey element is to add additional accommodation comprising a master bedroom with en-suite and dressing room on the first floor and then a garden room, utility and shower room at ground floor. It is stated the additional first floor accommodation is to house an elderly relative. Revised plans have been submitted showing two parking spaces at the front of the property and revisions have been made to the windows and rainwater goods so they remain white.

6. Planning Policy

National Planning Policy Framework (NPPF):

Paragraphs 14 and 17; and Section 7 paragraphs 58, 60, 61, and 64;

Wiltshire Core Strategy (WCS):

Core Policy 1: Settlement Strategy

Core Policy 46: Meeting the needs of Wiltshire's Vulnerable and Older People

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 61: Transport and New Development

7. Summary of consultation responses

Chippenham Town Council – Object. *Recommend Rejection for the following reasons:*

That the extension constitutes overdevelopment of the site.

That the extension is doubling the size of the property which could lead to the property being converted into 2 separate dwellings.

That the extension has a significant impact on the neighbouring properties.

That if permission is granted the extension must remain tied to the original house

Highways Officer- No objection, subject to conditions. *"I am satisfied that the loss of garage parking has been replaced and given the nature of the residential street and the design of the estate I consider it unreasonable to demand three spaces for the proposed extended dwelling and would be onerous on the applicant to follow these strict parking requirements.*

Therefore subject to the following condition I raise no highway objection.

No part of the development hereby approved shall be first brought into use until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.”

8. Publicity

1 letter of objection received raising issues of overlooking into the garden of property, privacy and making garden “darker”.

9. Planning Considerations

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

The principle of alterations and extensions within the residential curtilage of a dwelling in Chippenham is established under Core Policy 1 of the Core Strategy and where it would comply with other relevant policies within the Core Strategy. Development including extensions should comply with the provisions of Policy CP57 of the Core Strategy which sets out design and place shaping considerations. The proposed extension would add an additional bedroom and remove an existing garage so Core Policy 61 which relates to parking and new development must also be considered.

In terms of use, the application has been submitted on the basis of annexe accommodation and, given its degree of integration with the main dwelling, there is no reason to suspect it would be used as a separate dwelling. In any event, it is considered reasonable to make use of a planning condition which restricts the extensions occupation to ancillary use only.

Indeed, the Design and Access statement that has been sent accompanying the application states that the annexe will be used to provide accommodation for an elderly relative. This would accord with the aims of Core Policy 46 which aims to meet the needs of Wiltshire vulnerable and older people. However it should be highlighted that this use in itself would not override any significant detrimental impact to neighbouring amenity if these are considered to occur from the proposals.

Highways

As the proposals would increase the bedrooms at the property by one and would also result in the loss of a garage the Highways Officer was consulted. They raised no objection, subject to the imposition of conditions.

Effect on appearance of host dwelling and street scene

The host dwelling sits in a cul-de sac of properties containing a mix of semi-detached and terraced properties. It is one half of a semi-detached pair and the other dwelling has recently had a two-storey side extension granted permission.

Core Policy 57 states that development should be: *responding positively to the existing townscape and landscape features in terms of buildings layouts, built form, height, mass, scale, building line, plot size, elevation design, materials, streetscape and rooflines to effectively integrate a building into its setting.* The proposed two-storey side extension has been designed to be subservient to the main dwelling and features a dropped roofline. It is to be built in reconstituted stone with a tile roof to match the existing dwelling. The windows and rainwater goods will be white to match the existing but the proposed materials used throughout the house and extension would be changed from uPVC to a coated metal/timber composite, this is considered acceptable. Overall the two-storey extension, although large, is considered to not look unduly prominent or incongruous in relation to either the street scene or the host dwelling.

The attached single storey element is proposed to be timber cladded, which is considered acceptable in this location. A dark grey powder coated metal/timber composite for the doors, is also considered acceptable.

Effect on Amenity of Neighbours

Core Policy 57 states that development should be *having regard to the compatibility of adjoining buildings and uses, the impact on the amenity of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration and pollution...*

The host dwelling sits in a cul-de sac of properties containing a mix of semi-detached and terraced properties. The layout of the cul-de sac means the surrounding properties are at a variety of angles and distances from the application property and proposed extension.

The proposals look to remove an existing single storey garage which sits on the property boundary and proposes a single storey garden store and two storey side extension. The single storey element of the proposals will sit a small amount further away from the boundary than the existing garage but in a differing place. Due to its single storey nature and it's lack of windows it is not considered it would have a significant detrimental impact in terms of overlooking, overshadowing, overbearing impact or loss of privacy on any surrounding properties. The two-storey element due to its height and mass is considered the most likely to have an effect.

There are dwellings on all sides of the site. The location of the two storey side extension and the fact it is not proposed to have any side windows means it should not have a detrimental impact on the properties to the south-west, north-east and east

To the north-west are three terraced properties that sit in close proximity to the site. A key consideration in this application is whether the extension would have a significant detrimental impact on the amenity of these properties.

An objection has been received from the occupants of the middle of this terrace relating to concerns over privacy and loss of light. The two storey extension would be located approximately 9 metres at the closest point from this property and this is several metres

nearer than the layout as currently existing. Whilst this could lead to the proposed Juliette balcony in the south-east elevation potentially having the perception of a greater degree of overlooking, the angle of the buildings and the close adjacent properties means it is not considered there would be any significant additional overlooking to that already existing.

In relation to loss of light, it is not considered there would be a significant impact over that already existing. The agent has submitted a sun study to show the impact on the surrounding properties in terms of additional overshadowing received between 9 and 3 at four dates in the year. This study shows that there should be limited additional overshadowing to that already occurring from the existing built environment to all the properties in this terrace. The study is, however, not considered to be conclusive or determinative to the treatment of this application.

Number 3 Dummer Way is the closest property. Its rear elevation faces the proposals at an angle and at the closest point the two storey element of the extension would be approximately 5.5 metres from the rear of the dwelling house and approximately 2.5 metres from its garden. 3 Dummer only has windows on half of its rear elevation so the closest window is located approximately 8.5 m. This window arrangement, combined with the fact that the proposed two storey side extension does not contain any side windows, should ensure no loss of privacy or any additional overlooking. Due to the close proximity of the proposed extension and the small size of the rear garden at 3 Dummer Way careful consideration has been given as to whether the proposals would lead to an unacceptable degree of overbearing impact in relation to this dwelling. It is considered that whilst there will be some increased level of overbearing impact this is not so significant as to warrant a refusal. Furthermore no objection has been received from this property.

Conclusion

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The above discussion has shown that this proposal is in accordance with NPPF paragraphs 14, 17 and section 7, and Core Strategy Policies CP57 and CP61 as it is of an acceptable design and would not have a significant detrimental impact on highways, building appearance or the street scene, and it is not considered to have such a significant impact on neighbour amenity as to warrant a refusal. It is therefore recommended that this proposal is approved with conditions.

RECOMMENDATION: That planning permission be GRANTED, 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:

Location Plan, Drawing number 560/PL/01 (7/8/17) received by the LPA on 9th October 2017

Existing and Proposed Site Plans, Drawing number 560/PL/02b (7/8/17) received by the LPA on 8th December 2017

Existing Ground Floor Plan, Drawing number 560/PL/03 (7/8/17) received by the LPA on 9th October 2017

Existing Elevation, Drawing number 560/PL/05 (7/8/17) received by the LPA on 9th October 2017

Existing First Floor Plan, Drawing number 560/PL/04 (7/8/17) received by the LPA on 9th October 2017

Proposed Ground Floor Plan, Drawing number 560/PL/06a (7/8/17) received by the LPA on 28th November 2017

Proposed First Floor Plan, Drawing number 560/PL/07 (7/8/17) received by the LPA on 9th October 2017

Proposed Elevation, Drawing number 560/PL/08 (8/7/17) received by the LPA on 9th October 2017

Application Form, Section 11: Materials received by the LPA on 8th December 2017

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

- 3 No part of the development hereby approved shall be first brought into use until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

- 4 The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as '1 Dummer Way' and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

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.

6 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.

7 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.