

CASE OFFICER'S REPORT

Application Reference: 19/09401/FUL
Date of Inspection: 15/10/2019
Date site notice posted: 15/10/2019
Date of press notice: n/a

POLICIES

The Wiltshire Core Strategy (WCS) 2015 CP57 - Ensuring High Quality Design and Place Shaping
National Planning Policy Framework (2019)

ISSUES

The principal issues to be considered in this assessment are as follows:

Impact on Neighbouring Amenity
Visual Impact
Highway Safety

REPRESENTATIONS

Keevil Parish Council: No objections.

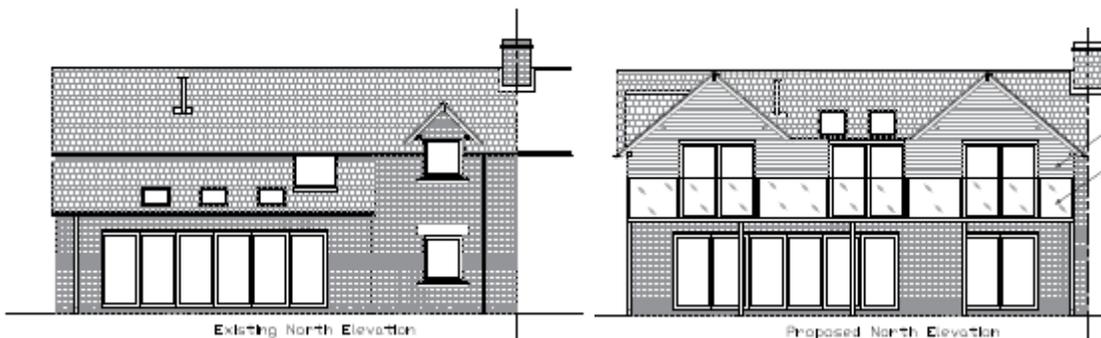
Seend Parish Council: No objections

Public Consultation: Consultation consisted of advertisement by site notice and neighbour notification. No letters of representation were received.

ASSESSMENT

The Proposal: The application site relates to a two-storey semi-detached dwelling located off the A361 to the south of Seend, near Melksham. 96 Baldham benefits from off street parking provision to the rear accessed via a driveway from an access point 170m to the northeast of the host dwelling. The host property benefits from an extensive garden and fields extending beyond the rear north elevation.

The application seeks permission for the construction of a double-storey extension to the rear (north) elevation of the host dwelling replacing an existing single storey extension. The proposal would enhance the existing ground floor living space by extending the existing kitchen /dining room and study. At first floor, the extension would extend the two existing north-facing bedrooms and facilitate an additional bedroom.



Existing and proposed rear (north) elevation

Impact on Neighbouring Amenity: The proposed windows on the first-floor level of the north elevation of the rear extension would not result in any overlooking toward neighbouring properties significantly beyond that to which already occurs and no windows will be inserted on the west elevation that adjoins the neighbouring property, 97 The Strand, at either ground or first floor. The rear of the property at No. 96 currently experiences a degree of enclosure by the existing single storey rear extension and a brick outbuilding at some 3m high (that would be demolished) on the shared boundary.

The proposed balcony at first floor level would bring an element of overlooking from the north elevation onto the neighbouring property's rear garden as such a condition requiring the erection of a privacy screen has been imposed. However it was noted on the officer's site visit that the majority of No.97's private amenity space is to the west and benefits from a degree of enclosure by their existing buildings and mature boundary screening. The insertion of an additional window on the east elevation at first floor level would not cause any harm overlooking the applicant's private garden.

Officers have considered the orientation of the dwellings (which have north facing rear gardens) and the direction of the sun's orbit in relation to the properties. In this instance, due to the existing ground floor extension of the neighbouring property and direction of the Sun it is considered the scheme would not result in unacceptable levels of overshadowing or loss of light. With the sun rising in the east, the direction of the sun's shadow moves further north-east as the daylight hours increase (it then moves further eastwards) and the effect of any overshadowing on No. 97 decreases with every minute/hour during the day. As such, it is considered the proposal would not result in unacceptable overshadowing or loss of light to residents of this property.

Taking into account the existing and proposed built form of the developments proposed and the relationship with the neighbouring properties, it is assessed that the proposals would not cause any unreasonable overshadowing, loss of light or overbearing impacts to the neighbouring properties. For these reasons, the development proposals would comply with policy CP57 of the Wiltshire Core Strategy

Visual Impact: The materials proposed would match the host property (brick with a tiled roof) and the fenestration would match the existing arrangement (UPVC and aluminium doors and windows) which help to co-ordinate the scheme as a whole to the host dwelling and adjacent buildings. Further, as the double storey extension is located to the rear elevation of the property, views of the development from the public realm would be restricted. The rear extension would by virtue of its height, scale and design, represent a subservient and complementary addition to the host dwelling that would appear commensurate to the size of the property and plot. The development would therefore comply with Policy CP57 of the WCS.

Impact on Highway Safety: The number of bedrooms under this proposal would increase from 3 to 4 bedrooms, and in order to comply with The Wiltshire Local Transport Plan 2011 – 2016: Car Parking Strategy (March 2011) the driveway should be able to accommodate 3 car parking spaces (standard min. size 2.4m x 4.8m). It is considered that the current parking arrangements on the drive meet the policy criterion.

RECOMMENDATION: Approve with conditions

