



COMMITTEE REPORT

Item Number:
Application Number:
S/HOU/19/0196/FELY

Ward: Shaw
Parish: West Swindon

Proposal: Erection of a first floor front extension.

Site Location: 15 Whitefield Crescent, Peatmoor, Swindon

Case Officer: Fern Lynch

Agent:
Mr Bob Packer
7 Rodbourne Road
Swindon
SN2 2AG

Applicant
Mr C Thompson
15 Whitefield Crescent
Peatmoor
Swindon
SN5 5AA

Officers Report

Background:

- i. This application has been brought before the committee at the request of Cllr Williams who wishes that the application be considered by the committee.

Summary of Recommendation

1 That planning permission be **REFUSED**

Representations

2. Neighbours: No representations received
West Swindon Parish Council: No objections raised.

Relevant Policy:

3. Adopted Swindon Borough Local Plan 2026 (adopted on the 26th April 2015)
 - Policy SD1 (Sustainable Development Principles)
 - Policy DE1 (High Quality Design)
 - Policy TR2 (Transport and Development)
4. Supplementary Planning Documents (SPD)
 - Adopted SPD Residential Extensions and Alterations (2011)
 - Adopted DCGN Technical Guidance on Parking Standards (2007)
5. National Planning Policy Framework (NPPF) (2019).

The Site and Surroundings

- 6 The application site comprises of detached residential property. There is an attached garage to the front of the property. The host dwelling is located in a setback position from the highway in a cul-de-sac. There is an area of parking to the front of the property in front of the existing detached garage.

The Proposal

7 This application seeks full planning permission for the erection of a front extension at first floor level. It will extend in the footprint of an existing detached garage this proposal will also link this detached garage to the host dwelling at ground and first floor. Its proposed measurements are 8m from the host dwelling. It is to be 6.1m wide at its widest point and 3.9 metres at its shortest width. This is to facilitate a fifth bedroom upstairs with ensuite and dressing room, the garage below is to be retained for off-road parking.

8 There is to be a dual pitched roof with a height of 4 m to the eaves and 6.5m to the ridge height. There are to be one window inserted in the upper level of the primary elevation and on the side elevation over the stairway inside. Two Velux roof lights are to be installed on the east side roof slope and one in the west side. In addition, two sunken dormer windows are proposed on the west side elevation over the existing up and over garage doors below.

9 The external finishes are to match the existing dwelling which consists of brickwork walls, concrete roof tiles and UPVC windows and doors.

Planning Considerations

10 The key considerations relate to the design and appearance of the proposal in relation to the host dwelling and surrounding area, the impact upon the neighbour's amenity must also be taken into consideration.

11 The NPPF states within the core planning principles that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

12 The Swindon Borough Local Plan 2026 adopted on the 26th April 2015 is the development plan that is to be used. The policies that apply to this application is: DE1 and TR2

13 The adopted Residential Extensions and Alterations (2011) provides more detailed guidance to ensure that any development is of high quality

14 Policy DE1 (High Quality Design) of the Swindon Borough Local Plan 2026 states that high standards of design are required for all types of development. Proposals for development shall respond to should address the objectives of sustainable development through high quality design and place-making principles in respect of, context and character, layout, form and function of the development, amenity and quality of the public realm.

15 Policy TR2 (Transport and Development) of the Swindon Borough Local Plan 2026 with section h states that parking provision, including secure cycle and motorcycle parking, should be provided in accordance with the Council's adopted parking standards.

Design and impact on street scene

16 The adopted Residential Extension and Alteration SPD (2011) states that front extensions should not dominate or be incongruous with the host dwelling or introduce a discordant or inharmonious element.

17 The proposed extension would project a significant distance in front of the line of the main original front elevation of the existing house. As such it would form a dominating, incongruous and discordant feature to the dwelling that would significantly disrupt its currently well-proportioned appearance.

18 It is considered that there would be a negative impact on the host dwelling. The proposal is a significant addition to the front of the property that results in an inharmonious and incongruous

addition to the property, contrary to the SPD.

19 This addition will be prominent at the approach to the property. Furthermore, it will have a detrimental impact upon the street scene where it would appear as bulky and overbearing addition. The proposed extension would be clearly visible from the street and would stand out as an anomaly in the context of other properties, which generally only have modest sized single storey front projections, mainly in the form of garages.

20. The proposed additional floor will unbalance the host dwelling in comparison to others within the local context and create a new emphasis, which will result in a dwelling that is not in scale and proportion with the surrounding properties.

21. It is noted that there is one other detached dwelling within the street of the same, however it is important to note that these works were carried out prior to the adoption of the SPD guidance in 2011. Although this exists it should not excuse poor and harmful design moving forward. It is also noted that the location of that dwelling differs from that of the application site. Due to its position within the plot on this occasion it would not be possible to erect the proposed additional floor and linkage to the garage without having an adverse impact on surrounding properties which are located close by.

22. Therefore the proposal is not considered to be in conformity with the Adopted Residential Extension and Alteration SPD (2011) and Policy DE1 of the Swindon Borough Local Plan 2026 (2015) and the NPPF due to the poor quality of design of the proposal.

Impact on the amenity of the neighbouring properties

23. It is deemed that there would be a harmful impact on the amenity of the neighbouring properties especially no. 14 Whitefield Crescent by reason of the diminution / loss amount of daylight it will receive to the front of that property notably to their living room window. The second storey and joining of the detached garage to the host dwelling will impact the 45 degree line and block the only source of light to this habitable room. In addition to this, the proposal would be cramped and overbearing on the neighbouring property.

24. Whilst the existing garage is in a similar footprint as the proposed at ground floor, this is a single storey structure. The addition of a first floor side extension would be more dominant than the existing structure. The front element of the proposal will harm the amenity of the neighbouring properties, especially No.14 Whitefield Crescent in regards to the set forward position of No.15 compared to No. 14 and additional storey would further exacerbate impacts to available daylight to their already shaded front lounge window. It is considered that this is not acceptable and is not in conformity with Policy DE1 of the Swindon Borough Local Plan 2026 (2015) and the Residential Extension and Alterations SPD.

Parking:

25. The proposed development will create a requirement the provision of extra off road parking, as a further bedroom will be created. The drawings indicate that there is sufficient parking provision (3 spaces) on the existing driveway and in the garage, which will deliver the optimum off road parking requirements. The proposal therefore accords with Policy TR2 of the Local Plan and SBC's Parking Standards (2007).

Community Infrastructure Levy (CIL):

26. In accordance with the provisions of the Community Infrastructure Levy charging schedule, as the proposed new floor space does not exceed 100 square metres in area, it is exempt from CIL Liability.

Concluding Comments

27. Whilst an addition of similar proportions may be acceptable in principle, given the particular

circumstances here, with the prominence of the plot and the adverse impact upon the amenity of its neighbour it is considered to be harmful and thus represents poor design. For the above reasons, the proposed extension would cause unacceptable harm to the character and appearance of the host dwelling and the surrounding area. As such, it would be contrary to Policy DE1 of the Swindon Borough Local Plan 2026 and the Residential Extensions & Alterations Supplementary Planning Document (2011) which together require high standards of design for all types of development. It would also be contrary to the National Planning Policy Framework which sets out in paragraph 17 that planning should always seek to secure high quality design. Therefore it is recommended that planning permission be refused.

Recommendation

28. That planning permission be **REFUSED**.

REASON

1. The proposal is contrary to Policy DE1 of the Swindon Borough Local Plan 2026 (2015), the Residential Extension and Alteration Supplementary Planning Document (2011) and the National Planning Policy Framework (2019) as by reasons of its scale, appearance, prominent location and poor design. It is considered that the addition would be oppressive and have an overbearing impact that would result in harm to the residential amenity enjoyed by the occupants of No.14 Whitefield Crescent.

INFORMATIVES

1. This refusal shall be in respect of drawing: T.D 13056/1B received by the Local Planning Authority on 8th February 2019. Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.
2. CIL - Reg. 42 Exemption for Minor development: Whilst the development generates a net gain in floor space and is Community Infrastructure Levy (CIL) liable, it is exempt from CIL liability under CIL Regulation 42, as it constitutes minor development for the purposes of calculating CIL liability because the proposed extensions floorspace is below 100 sqm GIA.

End of Report