

18th December 2023

Planning Services
Swindon Borough Council
Civic Offices
Euclid Street
Swindon
SN1 1TN

Planning Portal Ref: PP-12685444

Dear Sir / Madam

9, Deerhurst Way, Toothill, Swindon SN5 8AF
Planning Application for the “Erection of an attached dwelling”

RAW Planning Ltd are instructed by Mr G. Rose to submit a planning application for the erection of an attached dwelling to 9 Deerhurst Way, which is the home of the applicant.

Planning permission for the identical development was approved on 25th March 2021 (ref: S/21/0195/CHHO). Unfortunately, due to the Covid pandemic, my client was unable to commence development. However, he now wishes to undertake the works in the next 1-2 years. Due to the extant consent expiring on 25th March 2024, permission is now sought for the same development to effectively extend the period of time that the development can be commenced. There has been no change in circumstance or planning policy, and all extant conditions would be acceptable to the applicant in a new permission.

The Application Site

The existing property (9 Deerhurst Way) is a three bedroom end terrace dwelling on a spacious corner plot on a residential estate that was building in c. 1960. As such, the character of the area is exclusively residential. A number of the houses on the estate have been extended and/or altered over the years with different designs and materials which add interest.

The application site extends to c. 260sqm and benefits from a hard surfaced area to the front which allows for ample car parking. The topography of the site slopes slightly but is generally flat.

It is located within a built up area within Swindon, within walking distance to shops, services and public transport. As such, the proposal would be a sustainable development.

The Proposed Development

It is proposed to effectively sub divide the existing plot into two, to create a modest two bedroom, two storey dwelling attached to the existing dwelling at 9 Deerhurst Way. The proposed plot is a similar size to the existing, and would benefit from car parking at the rear, which forms part of the communal car park. The applicant has created an area of hardstanding at the front of his property which is ample space for two spaces for the existing property. As such, there is space within the communal area for the proposed dwelling. The front garden would be grassed, with a patio path to the front door.

The scale and massing of the proposed dwelling will largely mirror the host property in terms of scale, form, layout and appearance, which ensures that it will blend into the residential environment comfortably.

It is proposed to retain the existing brick boundary wall to the south. To the rear, there is a 1.8m high close boarded fence with gate access into the existing rear garden of the host property. This forms the rear boundary with the communal car parking area. My client intends retaining this fencing whilst adding an additional gated access onto the rear parking area. This existing fence helps maintain a degree of privacy for future occupiers of both number 9, and the newly formed dwelling from the communal car parking area. The rear garden of number 9 will be sub divided utilising a 1.2m high close boarded fence.

In terms of materials, it is proposed to use facing bricks for the walls, and Redland concrete tiles for the roof to match the existing. Similarly, the windows and doors would be white double glazed UPVC.

Planning Policy Assessment

The development consists of the Swindon Borough Local Plan, and the relevant policies are Policy SD1, SD2, HA1, DE1 and the Residential Design Guide (2016) which are summarised below:

Policy SD1 of the Swindon Borough Local Plan sets out development principles which underpin the Local Plan to enable the delivery of sustainable development and to support sustainable communities. It states that development should amongst other factors be of high-quality design; promote healthy, safe and inclusive communities; be accessible by walking, cycling and/or public transport.

Policy SD2 seeks to concentrate development within the urban area of Swindon where most of the Borough's services and facilities exist.

Policy HA1 (Mix, Type and Density) of the Local Plan requires densities, house types and sizes respect the character of the surrounding area and that higher densities should be directed towards Swindon's Central area and locations served by a good range of services and facilities.

Policy DE1 (High Quality Design) of the Local Plan seeks to ensure that there is a high standard of design of any development which is also sympathetic to the local context and character. It also seeks to ensure that access arrangements are suitable and neighbouring amenities are protected. Development should also be acceptable in terms of scale, mass, and siting and have an acceptable appearance that would be compatible with, and protect the amenity of nearby land uses in terms of visual intrusion and privacy. In addition, Policy DE1 of the SBLP seeks to ensure that there is no material detracting of enjoyment of light and privacy to a neighbouring dwelling.

The Residential Design Guide (2016) is informed by Policy DE1 of the Local Plan. It states that where infill development is acceptable in principle, it must respect the existing character of the surroundings and amenity of neighbours. Infill development should enhance its surroundings by positively responding to the scale, density, massing, landscape, layout, materials and access of its neighbouring properties. The relationship between proposed plot subdivisions and resulting built form must be designed in order to respect the character of the street through the proposals siting, orientation, scale and massing as required by Policy DE1. 18.

The application site is located within the Swindon urban area in an existing residential area, within walking distance of Toothill Village Centre which provides shops and services with other facilities nearby. Bus stops are also located within walking distance. The proposal is therefore located within a sustainable and accessible location and accords with Policy SD1 and SD2 in these respects. The provision of a 2no. bedroom, 2 storey

dwelling, would generally respect the density, house type and size of dwellings within this area, in accordance with Policy HA1.

The proposed new dwelling would reflect the surrounding dwellings by virtue of plot size and layout, combined with the garden size and footprint. It is proposed to stagger the building line to provide a distinction between the host dwelling and the proposed dwelling and this is not uncommon in the area.

In terms of siting, design and appearance, the proposal is acceptable infill development in accordance with Policy DE1, the Residential Design Guide SPD and the provisions of the NPPF.

I trust that the above and attached are sufficient to review this pre-application enquiry however please do not hesitate to contact me if you have any queries.

Yours sincerely

A handwritten signature in blue ink that reads 'Alison Whalley'.

Alison Whalley BA (Hons) DipTP MRTPI
alison@rawplanning.co.uk
Mobile: 07841 417344

APPENDIX 1

MARKETING PARTICULARS FOR THE GLOBE

APPENDIX 2

LETTER FROM FLEURETS