CASE OFFICER'S REPORT

Application Reference:	PL/2023/05044
Application Type:	Householder planning permission
Site Inspection:	18 July 2023
Consultation ends:	21 July 2023
Case officer:	Joe Leesam

Site Address:	23 Eastfield, West Lavington, Devizes, SN10 4HW
Proposal:	Front Porch extension
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 51 - Landscape
Core Policy 57 - Ensuring High Quality Design & Place Shaping

The National Planning Policy Framework (NPPF) 2021

Planning Practice Guidance (PPG)

ISSUES

- Impact upon the amenity of occupiers of neighbouring properties
- Scale, design and materials

REPRESENTATIONS

West Lavington Parish Council - No response received at time of writing.

Rights of Way – No response received at the time of writing.

Third party representations – No responses received at the time of writing.

PLANNING HISTORY

K/51214/F – Single Storey Rear Extension. Approved with Conditions 09/12/2009

ASSESSMENT

The application relates to 23 Eastfield, West Lavington in Devizes. It is a two-storey, terraced property situated in a residential cul-de-sac.

Proposal:
The application seeks consent for a porch front extension and revised steps.

Impact upon the amenity of occupiers of neighbouring properties:

By virtue of the singe storey nature, scale and siting the proposal is not considered to give rise to any significantly adverse impacts to neighbouring amenities in terms of overbearing effect, loss of outlook, overshadowing or loss of light. It is acknowledged that the single storey extension would be in very close proximity to the shared boundary and is also at a slightly higher level than the adjoining 24 Eastfield, however given the minimal depth and single storey scale, and noting that the dwelling is already set forward than the adjoining property, the development would not give rise to such unacceptable adverse impacts as to warrant the refusal of planning permission.

Scale, design and materials:
The proposed front porch will be of a lean-to style, with a roof pitch matching the existing roof of the host dwelling. The door will be situated perpendicular to the existing front elevation and a small window will be sited on the principal elevation. The design of the porch is in keeping with the existing property and would be a subservient addition and thus is viewed to be acceptable.

The roofing of the porch will consist of interlocking concrete tiles, the walling will consist of brick and concrete render and the windows/doors will be double glazed upvc. All materials proposed are to match existing and are therefore considered acceptable choices.

Conclusion:
There will be no negative impact to neighbour or visual amenity as a result of the proposed development. The proposal is therefore considered acceptable in the context of its surroundings and is in accordance with the general criteria set out in the aforementioned policies of the local development plan and that of the NPPF (2021).

RECOMMENDATION:
Approve with conditions.

Conditions: (3)

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 and documents:

- Proposed Front Porch Extension 'Plans' *2319-1 - Issue 1*
- Block Plan *2319-2 - Issue 1*
- Location Plan
- Application Form

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.