# CASE OFFICER'S REPORT

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| **Application Reference:** | PL/2023/05078 |
| **Application Type:** | Householder planning permission |
| **Site Inspection:** | 27 July 2023 |
| **Consultation ends:** | 25 July 2023 |
| **Case officer:** | Joe Leesam |

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| **Site Address:** | Manor Farm, Lydeway, Devizes, SN10 3PU |
| **Proposal:** | Single Storey Side 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)
Urchfont Wedhampton and Lydeway Neighbourhood Plan 2017

**ISSUES**

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

**REPRESENTATIONS**

Urchfont Parish Council – Support Application.

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

**ASSESSMENT**

The application site comprises a two-storey, detached property situated in a rural location. The dwelling is grouped with a number of neighbouring agricultural in nature buildings to the north, mostly used for commercial purposes including a farm shop. To the south lies open countryside.

Proposals:
The application seeks consent for a single storey side extension which would project beyond the southern elevation of the existing dwelling.

Impact upon the amenity of occupiers of neighbouring properties:
Due to the application's nature as a single storey side extension on a detached, rural property, away from any shared boundary, there are no concerns raised regarding residential amenity. No

overlooking, light blocking or the creation of an oppressive environment will occur as a result of the proposed plans.

Scale, design and materials:
The single storey side extension will have a hip-to-gable roof. The exterior walls will consist of a brick dwarf wall with a glazed hardwood timber frame on top. The design of the extension is traditional in appearance and is in keeping with the architectural style of the host dwelling. The scale of the extension is acceptable and would form a subservient relationship with the host dwelling.

The brick dwarf wall will be handmade bricks, the roofing will be slate to match existing and the windows will be hardwood timber framed. All materials choices are high quality, natural materials and are therefore considered acceptable.

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.

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**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 Elevations and Plans *1174-02 Rev F*
- Existing Elevations and Plans *1174-01*
- Application Form

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

3 The render and clay tiles 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.