CASE OFFICER'S REPORT

Application Reference:	PL/2023/04904
Application Type:	Householder planning permission
Site Inspection:	18 July 2023
Consultation ends:	01 August 2023
Case officer:	Joe Leesam

Site Address:	Rivendell, Elcot Lane, Marlborough, SN8 2AZ
Proposal:	Erection of a home office and gym
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)

North Wessex Downs Area of Outstanding Natural Beauty Plan 2019-2024
Marlborough Area Neighbourhood Plan 2021-2023

ISSUES

- Impact upon the amenity of occupiers of neighbouring properties
- Scale, design and materials
- Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB)

REPRESENTATIONS

Marlborough Town Council - No Objections.

Wessex Water DC – No response received at the time of writing.

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

ASSESSMENT

The application relates to Rivendell, Elcot Lane in Marlborough. It is a two storey, semi-detached house, washed over by the North Wessex Downs AONB.

Proposals:

The application seeks consent for the erection of a home office and gym outbuilding situated within the rear garden.

Impact upon the amenity of occupiers of neighbouring properties:
Due to the application's nature as a single storey outbuilding, there are no concerns regarding residential amenity. No unacceptable levels of light blocking, overlooking or the creation of an oppressive environment will occur as a result of the proposed plans. It is acknowledged that the outbuilding would be in very close proximity to the boundary (the block plan stating that the eaves would be 100mm clear of the boundary) however given the single storey nature and siting at the rear of the garden and not against the main private amenity space outside the rear elevation of the neighbouring dwelling, the proposal would not give rise to any unacceptable impacts to the amenities of 'Longueval' as to warrant an objection.

Scale, design and materials:
The outbuilding will be sited to the rear of the garden in place of three existing sheds which are in a relative state of disrepair. The outbuilding is relatively large but given the large size of the garden, it would not be considered overbearing or overdevelopment of the plot. It will have a flat roof with windows and doors on the Southern and Northern elevation; the design is standard for an outbuilding, reduces the built form, and is similar to one situated in a similar position next door. Therefore, the design, scale and position of the outbuilding is considered acceptable.

The external walling of the outbuilding will consist of vertical timber cladding, treated naturally; the windows and doors will be black, and the flat roof will be achieved with Sarnafil. All material choices are considered acceptable for the outbuilding.

Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB):
The proposed extension will be read in context with the host dwelling and as there will be no encroachment into the open countryside, no harm will be caused to the special qualities of the AONB.

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 Home Office *3185-04 Rev A3*
- Proposed Block Plan
- Location Plan
- Application Form

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

3 The outbuilding hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the main dwelling, known as Rivendell and it shall remain within the same planning unit as the main dwelling.

REASON: The proposal is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access would not permit a wholly separate dwelling.