CASE OFFICER'S REPORT

Application Reference:	PL/2023/04693
Application Type:	Householder planning permission
Site Inspection:	09.08.2023
Consultation ends:	01 August 2023
Case officer:	Steven Vellance

Site Address:	7 BISHOPSTROW COURT, BOREHAM, WARMINSTER, BA12 9HL
Proposal:	Replace existing conservatory with new sun room
Recommendation:	Approve with Conditions

POLICIES:
Local context: Wiltshire Core Strategy (development plan) CP57 Ensuring high quality design and place shaping. Warminster 'Made' Neighbourhood Plan
National Context: National Planning Policy Framework (NPPF) & Planning Practice Guidance (PPG)

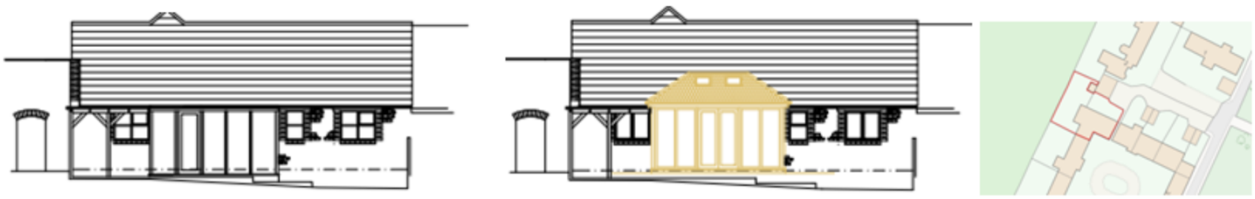
ISSUES
Impact of proposal on the host building.
Design/Amenity

CONSULTATIONS/REPRESENTATIONS
Warminster Town Council: No objections.
Neighbours: One email of response was received supporting the application.

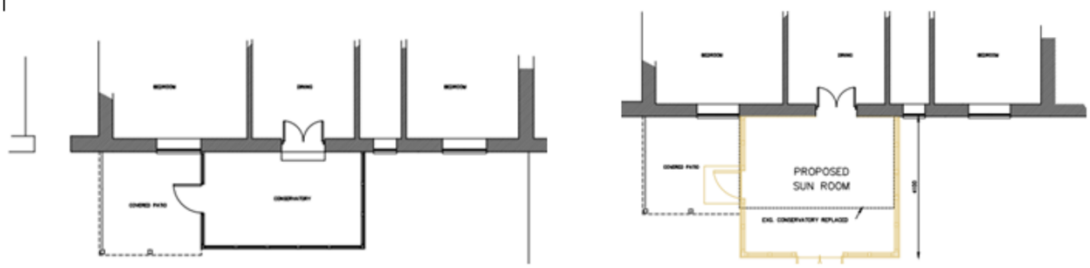
PRINCIPLE OF THE PROPOSAL
The principle of the proposed development is considered to be acceptable, as discussed throughout the following report.

ASSESSMENT
Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.

The application is for the proposed removal of an aged conservatory on the rear north west elevation of the host property and for the replacement siting of a new sunroom. The site is 7 Bishopstrow Court, Warminster, the building is not of listed status nor is it in the Conservation Area. The following snippets taken from the submitted plans serve to show the proposed works:



Existing & Proposed rear elevations & Site location plan



Existing & proposed ground floor plans

Design. In terms of design, Core Policy 57 requires new development to make:

"…efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area".

The proposal would consist of a small sized single storey rear extension design that would occupy the same ground location as the existing aged conservatory, whilst slightly extending the proposal's overall footprint area. The design would have a solid shallow pitched roof and glass sides as shown within the accompanying details and is considered to be an appropriate upgrade from that as currently in place. The proposal is considered to comply with the above requirements of CP57 and would be a subservient addition in terms of design and scale that would be appropriate for its surroundings.

Amenity. In terms of amenity, the scheme would be single storey and would look out onto the rear garden of the site, there are also high level boundary fences between the application site and neighbouring properties at No's 2 and 8, therefore, there would not be any direct overlooking of neighbours. No neighbour objections have been received.

Conclusion. The Town Council are in support and no objections have been received with material details having been supplied within the plans, thereby negating the need to condition this aspect, the scheme is appraised as complying with policy and is recommended for approval with conditions as attached.

RECOMMENDATION:
Approve with conditions as attached.

Conditions: (2)

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:

Site location plan received on 12.06.2023. Existing & Proposed elevations and floor plans received on 29.06.2023
Design & Access Statement and Application Form received on 12.06.2023.

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