CASE OFFICER'S REPORT

Application Reference:	PL/2023/02961
Application Type:	Householder planning permission
Site Inspection:	07 June 2023
Consultation ends:	08 August 2023
Case officer:	Helena Carney

Site Address:	Rose Cottage, Roundway, Devizes, SN10 2HY
Proposal:	Single Storey Side Sun Room Extension (retrospective)
Recommendation:	Approve with Conditions

POLICIES

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

Devizes Area Neighbourhood Plan, July 2015

The National Planning Policy Framework (NPPF) 2021

Planning Practice Guidance (PPG)

ISSUES

- Impact upon the amenity of occupiers of neighbouring properties
- Impact upon the character and appearance of the area

REPRESENTATIONS

Original plans:

Devizes Town Council: no objection

Third party representations: none received at time of writing

Additional plans (proposed elevations):

Devizes Town Council: no comment received at time of writing

Third party representations: none received at time of writing

RELEVANT PLANNING HISTORY

None

ASSESSMENT

The application site relates to Rose Cottage, a two-storey semi-detached property located in the hamlet of Roundway on the northern side of Devizes. There are neighbouring residential properties located to the south, west and north-west and commercial buildings to the east. The application site benefits from front, side and rear gardens.

Proposals:
The proposed development comprises the construction to a single-storey side extension, to provide a sun lounge.

It will be constructed with a mono pitched roof, measuring approximately 3m wide x 4.8m deep, 2.35m to the eaves and 3.6m to the ridge.

It was noticed during the officer's site visit that the proposed development has commenced as it appears that the foundations for the extension have been dug and as such this application is seeking retrospective planning permission.

It was also noticed during the application process that proposed elevations had not been submitted. This was brought to the attention of the applicant and proposed elevations were subsequently submitted. In light of the proposed elevations not being submitted at the time of the original consultation, the 8-week target decision date was reset to allow for the proposed elevation plans to be consulted on.

Impact upon amenity of occupiers of neighbouring properties:
The proposed side extension will be constructed to the blind side of the adjoining property and consequently it will not adversely impact upon their occupiers as a consequence of overbearing impact, overshadowing or loss of privacy.

Furthermore, the proposed extension will not impact upon the occupiers of neighbouring properties located to the east, west or north-west as a consequence of overbearing impact, overshadowing or loss of privacy due to the modest single-storey nature of the proposals and the separation distances that exist between them.

Impact upon the character and appearance of the area:
The adopted Wiltshire Core Strategy CP 57 requires a high standard of design in any new developments including alterations or extensions to a dwelling. Development is to create a strong sense of place through drawing on local context and being complementary to the locality. The policy seeks for any new development to positively respond to the existing townscape and effectively integrate into its settings.

The proposed extension is considered to be a modest extension to the host dwelling, constructed to an appropriate design and of suitable materials (cedar cladding to front elevation, red brick to side and rear elevations to match existing and slate tiles to the roof to match existing).

It is therefore considered that the proposed extension will be an acceptable addition to the host dwelling which will not harm the character and appearance of area.

Conclusion:
The proposed application seems fitting with regards to scale, design and materials. The proposals are considered acceptable in the context of its surroundings and in accordance with the general criteria set out in the aforementioned policies of the local development plan.

Conditions: (2)

1 The development hereby permitted has been assessed in accordance with the following approved plans and documents:

Application Form

Plans:
Existing Elevations, Page 1 of 6 received 28/06/2023
Proposed Elevations, Page 2 of 6 received 05/07/2023
Existing Ground Floor Plan, Page 3 of 6 received 17/05/2023
Proposed Ground Floor Plan, Page 4 of 6 received 17/05/2023
Location Plan, Page 5 of 6 received 28/06/2023
Site Plan, Page 6 of 6 received 28/06/2023

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

2 Any bricks or 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.