CASE OFFICER'S REPORT

Application Reference:	PL/2023/05001
Application Type:	Householder planning permission
Consultation ends:	27th July 2023
Target Date:	16th August 2023
Case officer:	James Repper

Site Address:	HIGHLANDS, FOREST LANE, UPPER CHUTE, ANDOVER, SP11 9EL
Proposal:	Removal of existing garden shed and replacement with double garage
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site is a detached residential bungalow located upon a primarily residential through road within of the main built-up area of the small village of Upper Chute as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 26 (Spatial Strategy for the Tidworth Community Area). The site is surrounded on three sides by other residential dwellings and their associated amenity and parking provision, some of which have been subject to alterations and/or extensions over time, and open countryside to the south.

PROPOSAL:

This is a householder planning application proposing the removal of a shed, the construction of a double garage in its place and the alteration of the existing driveway plus associated works.

RELEVANT PLANNING HISTORY:
None

POLICIES:
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019

Wiltshire Core Strategy:
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP26 (Spatial Strategy for the Tidworth Community Area)
CP50 (Biodiversity and Geodiversity)
CP57 (Ensuring High Quality Design & Space Shaping)

Supplementary Planning Documents:
Creating Places Design Guide SPG (April 2006)
Wiltshire Local Transport Plan – Car Parking Strategy

REPRESENTATIONS:

Highways – No Objection

- The garage is proposed on the location of the existing parking area and the site will therefore retain adequate parking provision. The existing vehicle access is not proposed to be altered.

I wish to raise no highway objection.

Chutes Parish Council – No Comment

Letters – None Received

ISSUES:
The main considerations which are material to the determination of this application are listed below:

- Principle
- Character & Design
- Neighbouring Amenities

PLANNING ASSESSMENT:

Principle:
Within the villages in the countryside which do not have defined limits of development, new housing development will be restricted to infilling, the replacement of existing dwellings or the re-use of existing buildings or the redevelopment of existing buildings provided that the development:

- Is within the existing built-up area of the village;
- Does not consolidate an existing sporadic, loose-knit area of development; and
- The development is in harmony with the village in terms of its scale and character.

Furthermore, the site is already in use for residential purposes and the principle of extensions or additions to be used in association with the existing residential use of the site is accepted. This principle acceptability is however subject to the detail, such as its implications for the character of the area; heritage impact; and neighbouring amenities. These will, therefore, be addressed in more detail below.

Character & Design:
Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality; A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

In this instance, it is considered that the proposed works are relatively minor in terms of scale and mass, are of limited height, are located in a relatively concealed area of the application site and will be constructed of materials considered to be acceptable for the proposed use. The proposed garage is to be located well within the site and whilst it would be visible from the public realm, it is considered that these views would be fleeting at best and would not appear out of place or character. Overall it is considered that the proposed works would be of an appropriate scale, mass, height and design to maintain the character of the application site, would not be detrimental to the street scene and would preserve the character of the area.

Neighbouring Amenities:

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should "*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"*. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

Whilst the proposed garage is relatively close to the shared boundary with Russett Cottage it is considered that due to the limited height, low roof angle and the pre-existing well-established boundary treatment the proposed works would have no tangible effect on the enjoyment of designated amenity spaces available for the enjoyment of the occupiers of neighbouring properties.

CONCLUSION:
The proposal would be of an acceptable overall scale and would result in limited implications for the character of the existing property, street scene or surrounding area. Similarly, due to its locations and scale, it is considered that the proposal is unlikely to have a significant impact on the amenities enjoyed by occupiers of adjacent dwellings.

The proposal would therefore accord with the aims and objectives of the Wiltshire Core Strategy and other Government guidance and it is recommended that planning permission be granted for the proposal.

RECOMMENDATION:
Approve subject to the following conditions

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:

Application Form & Certificate Received 21st June 2023
Plans Ref:
Location Plan, Existing & Proposed Site Plan DWG: SC32_P3 Received 21st June 2023
Proposed Elevations DWG: SC32_P2 Received 21st June 2023
Proposed Floor & Roof Plans DWG: SC 32_P1 Received 21st June 2023

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