CASE OFFICER'S REPORT

Application Reference:	PL/2023/05021
Application Type:	Householder planning permission
Site Inspection:	12 July 2023
Consultation ends:	27 July 2023
Case officer:	Helena Carney

Site Address:	KINGSTON COTTAGE, 278, WEST GRAFTON, MARLBOROUGH, SN8 3BY
Proposal:	Erection of three-bay garage
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design & Place Shaping
Core Policy 64: Demand Management

The Wiltshire Local Transport Plan 2011 – 2016: Car Parking Strategy (March 2011)

The National Planning Policy Framework (NPPF) 2021

Planning Practice Guidance (PPG)

ISSUES

- Impact upon amenity of occupiers of neighbouring properties
- Impact upon the character and appearance of the area
- Impact upon highway safety and parking provision
- Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB)

RELEVANT PLANNING HISTORY

- K/13968 - erect sheds, alterations to access and change of use for material storage, refused 11/05/1989
- K/19475 - Alterations and erection of extensions, approved 10/11/1992
- E/09/0625/FUL - Relocation of vehicular access, creation of new porch, addition of glazed dormer window to eastern roof slope of garage and associated works, approved 06/07/2009
- PL/2023/05519 - Demolition of existing extension to north elevation and erection of 2.5-storey extension, under consultation at time of writing

REPRESENTATIONS

Grafton Parish Council: no objection subject to condition, commenting “Grafton Parish decided to support with request for the removal of the current gateway directly accessing the junction on the A338 (by the 30 mph sign)”

Wiltshire Council Highways Officer: no objection subject to condition

Third party representations: none received at time of writing

ASSESSMENT:

The application site relates to Kingston Cottage, a detached property occupying a large plot within the parish of West Grafton. The application site comprises the existing dwelling and outbuildings. The dwelling is located on the southern side of the application site with the residential curtilage extending to the north.

The application site is accessed directly from an unclassified road to the western side of the application site, leading directly onto an existing parking and turning area.

To the east and west of the application site lies agricultural land and fields. To the north of the application site lies the A338 Grafton Road. To the south of the application site lies a neighbouring property (Rose Cottage).

The application site is washed over by the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

The proposal:
This application is seeking planning permission for the construction of a of a 3-bay car port, located to the north of the host dwelling.

The proposed car port will be constructed with two open fronted cart shed style spaces, and one enclosed parking space.

The proposed car port will measure approximately 9.5m long x 6.4m wide, 2.8m to the eaves and 6.2m to the ridge. It will be constructed with a brick plinth, oak posts, horizontal timber weatherboarding and timber garage doors, under a clay tile roof to match the roof of the existing dwelling.

The existing site access will remain, with a new gravel turning and parking space provided. It is proposed to remove the existing gravel driveway and for it to be reinstated with grass. Additional hedgerow planting is also proposed.

Impact upon amenity of occupiers of neighbour amenity:
There are no nearby neighbouring properties that stand to be affected by the proposals. The proposed car port will be constructed to the north of the host dwelling and on the blind side of the Rose Cottage, the nearest residential property located to the south of the host dwelling.

Impact upon the character and appearance of the area:
The adopted Wiltshire Core Strategy (WCS) Core Policy 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 landscape and effectively integrate into its settings.

The proposed car port will be sited at least 49m to the north of the application property and at least 20m to the south of the main A338 highway and approximately 3m from the unclassified road that runs to the west of the application site. It is acknowledged that the car port will a reasonably large structure however, it is considered to be commensurate to the size of the application site and consequently does not constitute overdevelopment. The building would also be sited within the residential plot of the dwelling which is large however, a garage building is an expected structure in this land use (in association with the main dwelling) and although sited far from the dwelling, is not of a distance that would give rise to demonstrable harm in this instance.

The proposed car port will be constructed to an appropriate design and of suitable materials (brick plinth, oak posts, horizontal timber weatherboarding and timber garage doors, under a clay tile roof to match the roof of the existing dwelling).

Given the above, it is considered that the proposed development will not harm the character or context of the host dwelling or the surrounding area.

Highway safety highway and parking provision:
The proposed development comprises the construction of a detached 3-bay car port, accessed via an existing access off an unclassified road. A new gravel parking and turning area will be constructed adjacent to the proposed car port.

In consideration of the proposed development, the council's Highways Officer raised no object subject to an informative being added to the planning approval, commenting "The site is located on West Grafton Lane, an unclassified section of public highway, there are no plans to alter the existing access with the public highway, though the access alignment within the site would be altered to allow vehicles to enter the site and travel north instead of south, therefore a licence or permit may be require if any works are required within the public highway.

The proposals would provide a maximum of three vehicle parking spaces within the proposed garage structure and allow for turning within the curtilage.

Therefore I would not wish to raise an objection with regard to highways subject to the following informative:

INFORMATIVE
The proposal includes alteration to the public highway, consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the vehicle access team on telephone 01225 713352 or email vehicleaccess@wiltshire.gov.uk for further details".

Given the above, the proposed development does not give rise to any highway safety concerns and is considered acceptable in terms of parking provision.

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

Other issues:
The Parish Council is in support of the proposed development subject to a condition requiring the removal of the current gateway directly accessing the junction on the A338 (by the 30 mph sign).

Conditions on planning approvals can be used where they satisfy the following six tests:

1. necessary;
2. relevant to planning;
3. relevant to the development to be permitted;
4. enforceable;
5. precise; and
6. reasonable in all other respects.

It is acknowledged that the existing gateway is capable of providing access to the garden area on the northern side of the application site and to the north of the proposed car port. As indicated on the proposed plans, the car port bays are only accessible from the south and not from the north (from the direction of the existing gateway). Therefore, a condition requiring the existing gateway to be removed is not considered to be relevant to the development being permitted and as such it would be unreasonable to impose it. Furthermore, the council's Highways Officer has raised no objection to the retention of the existing gateway adjacent to the A338.

Conclusion:
In conclusion the proposals seem fitting with regards to scale, design and materials. The proposal is 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.

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:

Application Form
Planning Statement, 22 June 2023

Plans:
MFkingstoncotTOPO Revision A, Topographical Survey, 13 April 2023
210208-01, Location Plan, April 2023
210208-10, Cartshed, April 2023
210208-11, Site Plan - Cartshed, April 2023

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

3 The roof tiles to be used in the construction of the car port hereby permitted shall match in material, colour and texture to those of the roof of the host dwelling.

REASON: In the interests of visual amenity and the character and appearance of the area.

Informatives: (1)

4 The proposal includes alteration to the public highway, consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the vehicle access team on telephone 01225 713352 or email vehicleaccess@wiltshire.gov.uk for further details.