CASE OFFICER'S REPORT

Application Reference:	PL/2023/05362
Application Type:	Householder planning permission
Site Inspection:	18 July 2023
Consultation ends:	02 August 2023
Case officer:	Joe Leesam

Site Address:	3 Culvermead Close, Marlborough, SN8 4DL
Proposal:	Single Storey Rear Extension.
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 58 - Ensuring the Conservation of the Historic Environment
Core Policy 67 - Flood Risk

The National Planning Policy Framework (NPPF) 2021

Planning Practice Guidance (PPG)

Sections 16 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

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 heritage assets
- Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB)
- Flood risk

REPRESENTATIONS

Marlborough Town Council - No Objections.

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

Drainage - No response received at the time of writing.

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

ASSESSMENT

The application relates to 3 Culvermead Close in Marlborough. It is a two-storey, detached house situated in a residential cul-de-sac, washed over by the North Wessex Downs AONB. The Property is situated just outside the boundary of the Marlborough Conservation area.

Proposals:
The application seeks consent for a single storey rear extension and a new front porch.

Impact upon the amenity of occupiers of neighbouring properties:
Due to the application's nature as a single storey rear extension and porch which are sited off the boundary,, there are no concerns raised regarding residential amenity. There is no risk of any unacceptable levels of overlooking, light blocking, or the creation of an oppressive environment occurring as a result of the proposed plans.

Scale, design and materials:
The rear extension will be situated to the right side of the rear elevation of the property, where it is not visible from the public highway. The extension will be single storey with a flat roof containing a lantern skylight, disguised by a feature course. There will also be bi-fold doors upon the side elevation facing into the garden and a window on the rear elevation. All design choices are considered sensitive to the existing dwellinghouse, and the scale of the extension is moderate and in proportion with the existing dwellinghouse. Therefore, the design of the extension is considered acceptable. The proposed porch is modest in nature and would be in-keeping with the existing character and appearance of the dwelling. This design is therefore considered acceptable.

The exterior walling of the extensions will consist of facing bricks to match existing, the windows will be white upvc to match existing and the doors will be aluminium frame. All materials are considered in keeping with the appearance of the host dwelling and are therefore deemed acceptable. It is noted that under the application form has not confirmed the material for the roof of the porch element, it is therefore considered reasonable to control the roof tiles to match the existing dwelling to ensure it is in-keeping with the host dwelling.

Flooding
The application site lies within Flood Zone 2 and 3 and this application has been submitted with a Flood Risk Assessment. It has been confirmed that the property has not been flooded since its construction and flood proofing has been incorporated into the design of the extension (as outlined within the statement). It is therefore considered on this basis (noting it is a householder extension) that there would be no unacceptable flooding risk from the proposal, and it is acceptable in this regard. The Flood Risk Assessment is however referenced within the approved documents and must be adhered to.

Impact upon the character and appearance of the conservation area:

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, 'special attention' shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

3 Culvermead Close is not situated within the Marlborough Conservation Area but it is located directly adjacent to the boundary so it will be assessed as though it is within the Conservation Area, due to its significant impact upon the setting of the Conservation Area.

The proposed works are modest, being a relatively small single storey extension. The extension is traditional in appearance and all proposed materials either match the existing property or are of a high quality.

In consideration of the above, it is concluded that the proposals would not have a harmful impact upon the character and appearance of the conservation area.

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, nor the special character/appearance of the Conservation Area 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: (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:

- Proposed Elevations and Plans *I338-02 Rev C*
- Construction Details *I338-03 Rev A*
- Flood Risk Assessment received 10th August 2023
- Application Form

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