CASE OFFICER'S REPORT

Application Reference:	PL/2023/05229
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	27 July 2023
Case officer:	Helena Carney

Site Address:	Wheatsheaf Cottage, Clench Common, Marlborough, SN8 4NZ
Proposal:	Demolition of existing and construction of new extension
Recommendation:	Approve with Conditions

Note:
It is considered that the application can be determined without the need for a physical site visit. This is because the applicants have supplied photographs of the site from all relevant angles and the plans submitted clearly describe the extent of the development. It is therefore considered that there is sufficient information available to reach a decision.

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

Marlborough Area Neighbourhood Plan 2021 – 2036, made March 2023

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
- Impact upon buried archaeology
- Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB)

REPRESENTATIONS

Savernake Parish Council: no objection

Wiltshire Council Archaeologist: no objection

Wiltshire Council Public Rights of Way Officer: no comment received at time of writing

Wessex Water: no comment received at time of writing

Third party representations: none received at time of writing

RELEVANT PLANNING HISTORY

K/86/1001 - Extension to form garden room, approved 21/10/1986

ASSESSMENT

The application site relates to Wheatsheaf Cottage, a two-storey detached property occupying a large plot. There are neighbouring properties located to the north (Rose Cottage) and west (Martins Hill Farm). The application property benefits from a garage located on the northern boundary, adjoining the neighbouring property (Rose Cottage).

The application site is washed over by the North Wessex Downs Area of Outstanding Natural Beauty (AONB). A Public Right of Way (SAVE 30) runs to the east of the application site, but it does not cross the application site boundary and as such the proposed development does not interfere with it.

Proposals:
The proposed development comprises the construction to a single-storey rear extension, to provide a kitchen, dining room, family room and a lean-to extension to provide a utility room. The extensions will replace an existing single-storey rear extension. It is also proposed to reinstate the original entrance and construct a front porch above it.

The proposed kitchen, dining room and family room will be constructed with a pitched roof, measuring approximately 5.5m wide x 10m deep, 3.1m to the eaves and 5.9m to the ridge. Roof mounted solar panels will be installed on the south facing roof slope and 3no, roof lights will be installed in the north facing roof slope.

The proposed utility room will adjoin the proposed kitchen, dining room and family room extension to the north. It will be constructed with a sloping roof, measuring approximately 2.35m wide x 5.8m deep, x 3.25m high.

The proposed rear extensions will be constructed of facing brick under a slate tiled roof to match existing.

The proposed porch will be constructed above the new entrance door. It will be constructed with a pitched roof, measuring approximately 1.9m wide x 1.25m deep, 2.10m to the eaves and 3.05m to the ridge.

It was noticed during the application process that the red line shown on the location plan included agricultural land. The proposals comprise residential extensions and does not include the change

of use of land from agricultural to domestic, and therefore the red line was considered to be incorrect. This was brought to the attention of the agent and an amended red line location plan was submitted, removing the agricultural land.

Impact upon amenity of occupiers of neighbouring properties:
The proposed rear extensions will be constructed at least 25m from the neighbouring property located to the north (Rose Cottage) and at least 60m from the neighbouring property located to the west (Martins Hill Farm). The proposed extensions will replace a smaller extension in the same location.

The proposed porch will be constructed on the eastern side of the host dwelling, at least 40m from the neighbouring property to the north (Rose Cottage) and on the blind side of the neighbouring property to the west (Martins Hill Farm).

Given the single-story nature of the proposals and the separation distance the exists between them, it is considered that the proposed extensions will not adversely impact upon the occupiers of neighbouring properties as a consequence of overbearing impact, overshadowing or loss of light.

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 rear extensions will replace a smaller extension in the same location. Whilst they will occupy a larger footprint, they are considered commensurate to the size of the host dwelling and application site. The extensions will be constructed to an appropriate design and of suitable materials (facing brick, slate roof tiles to match existing and painted hardwood windows and doors). The proposed solar panels are considered to be an acceptable addition and as they will be installed to the rear of the host dwelling and on a slate roof, they will not be overly prominent.

It is therefore considered that the proposed rear extensions and front porch are acceptable additions to the host dwelling which will not harm the character and appearance of area.

Impact upon buried archaeology:
The council's Archaeologist has raised no objection to the proposed development, commenting "There are no archaeological issues that I would wish to raise in this instance".

Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB):
The proposed development will be read in context with the host dwelling 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.

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: (4)

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
Location Plan, received 18/08/2023
H/P/02 revision A, Design & Access Statement & Site Plan, received 18/08/2023
H/P/03, Existing Ground Floor Plan
H/P/04, Existing Elevations
H/P/05, Proposed Ground Floor Plan & Sections
H/P/06, Proposed Elevations

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

3 Any brick or tiles to be used in the construction of the external surfaces of the development hereby permitted shall match in colour and texture those used in the existing building.

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

4 The photovoltaic panels hereby approved shall be removed within 3 months of them no longer being needed for microgeneration purposes and within 3 months of their removal, the roof slopes and the surface of the building shall be made good to its appearance at the time immediately before the panels' first installation.

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