CASE OFFICER'S REPORT

Application Reference:	PL/2023/05622
Application Type:	Householder planning permission
Site Inspection:	22 August 2023
Consultation ends:	07 August 2023
Case officer:	Joe Leesam

Site Address:	2 LONG DROVE, BURBAGE, MARLBOROUGH, SN8 3AH
Proposal:	Proposed 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

The National Planning Policy Framework (NPPF) 2021

Planning Practice Guidance (PPG)

Burbage Neighbourhood Plan Burbage Parish 2017-2026

North Wessex Downs Area of Outstanding Natural Beauty Plan 2019-2024

REPRESENTATIONS

Burbage Parish Council - No objections.

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

ASSESSMENT

The application relates to 2 Long Drove in Burbage, Marlborough. It is a two-storey, semi-detached house situated in a semi-rural location and is washed over by the North Wessex Downs AONB.

Proposals:
The application seeks consent for a single storey rear extension.

Impact upon the amenity of occupiers of neighbouring properties:
Due to the application's nature as a single-storey rear extension which is set away from the shared boundary, there are no concerns raised regarding residential amenity. There is no risk of

any overlooking, light blocking or the creation of an oppressive environment occurring as a result of the proposed works.

Scale, design and materials:
The extension is positioned to the rear of the property where it is not prominent upon the street scene. It will be flat roofed, with a lantern skylight. The design is relatively modern in comparison to the existing traditional style house, but given the discreet and rear location this would not have a harmful impact upon the character or appearance of the street scene, area or host dwelling. The extension would form a subservient addition to the host dwelling.

The external walling of the extension will consist of horizontal timber cladding, the windows/doors will be timber framed. Given the natural nature of the material choices, these are deemed acceptable, in particular given the rural siting whereby timber cladding would not be unacceptable.

Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB):
As the proposal would be a modest addition to an existing dwelling, within the existing curtilage, 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 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 Rear Extension *3243-02A Rev A*
- Site Block Plan
- Location Plan

- Application Form

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