CASE OFFICER'S REPORT

Application Number: PL/2023/05071

Address: Furzelease Farm, Tisbury Row, Tisbury, Salisbury, SP3 6RZ

Proposal: Proposed new first floor window to Eastern (front) Elevation

Date of Inspection:	N/A
Press Advert Date:	N/A
Publicity Expiry	31/0723

POLICIES
National Planning Policy Framework (NPPF 2021) and the NPPG

Wiltshire Core Strategy
CP57 Design

ISSUES

- Principle
- Scale, design and impact on the character and appearance of the area
- Impact upon neighbouring amenity

REPRESENTATIONS :

Tisbury Parish Council – Support

No further comments received.

ASSESSMENT:

The application site is detached residential set within a sizeable plot.

The proposal seeks approval to insert a new first floor front elevation window to serve the landing.

1. **Principle**

The application must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF confirms that applications must be determined in accordance with the development plan and that proposals which conflict with the development plan should be refused unless material considerations indicate otherwise. (Section 70(2) of the Town and Country planning Act and Section 38(6) of the Planning and Compensation Act 2004). The NPPF is also a significant material consideration and due weight should be given to the relevant policies in existing plans according to their degree of consistency of the framework.

2. **Scale, design and impact on the character and appearance of the area**

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

The proposed window would match the existing and is not overly large. As the proposed window would be upon the front elevation it would be visible from within the streetscene, although the property is well stepped back into the plot. Overall, It is considered to be a minor addition which would not

result in any visual harm.

In conclusion, the proposed window is not considered to pose any harm which would warrant a refusal Therefore, the proposal is considered to accord with the NPPF and Core Policy 57.

2. Impact on neighbouring amenity

Policy CP57 also states:

vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)

Due to the position of the works, in relation to ant neighbouring properties and the fact that the window would serve the landing and not a habitable room it is not considered to adversely affect the residential amenities of any neighbouring properties, In line with Core Policy 57.

Conclusion:

The proposed works are acceptable and would sit sympathetically upon the host dwelling. The proposal is therefore considered to accord with Core Policy 57 and the NPPF.

RECOMMENDATION: Approve, with conditions.