CASE OFFICER'S REPORT

Application Reference:	PL/2023/05186
Application Type:	Householder planning permission
Site Inspection:	22 August 2023
Consultation ends:	31 July 2023
Case officer:	Joe Leesam

Site Address:	9, POTTERNE WICK, POTTERNE, DEVIZES, SN10 5QL
Proposal:	Demolition of Existing Conservatory and Construction of Single Storey 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)

Potterne Neighbourhood Plan 2016-2026

PLANNING HISTORY

None relevant.

REPRESENTATIONS

Potterne Parish Council - No objections.

Rights of Way – No response received at the time of writing.

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

ASSESSMENT

The application relates to 9 Potterne Wick in Potterne, Devizes. It is chalet detached bungalow accessed from the A360 and located to the south of Potterne.

Proposals:
The application seeks consent for the demolition of an existing conservatory and the construction of a single storey extension.

Impact upon the amenity of occupiers of neighbouring properties:
Due to the application's nature as a single storey extension, which is set away from the shared boundaries, there are no concerns raised regarding residential amenity. There is no risk of any overlooking, light blocking, or the creation of an oppressive environment as a result of the proposed plans.

Scale, design and materials:
The existing conservatory is proposed for demolition and in its place a single storey extension will be constructed. The extension will have a hipped roof with a lower ridgeline than the existing hip-to-gable roof, allowing the extension to remain sub-servient in scale and appearance. There will be three long, thin windows on the front elevation and a pair of French doors and a window on the side elevation. There will also be two skylights included in the roof. All design choices are considered acceptable.

The exterior walling of the extension will be cream painted render and the damp proof course will be red brick, both to match existing. The roofing will be tiled in grey composite slate; this is different to the existing roman tiles but is considered an acceptable choice given the lack of architectural merit the house currently holds. The windows and doors will be grey UPVC to match existing. All material choices are in keeping with the host dwelling and are considered acceptable.

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:

- Block/Site Plan

- Proposed Elevations & Floorplan
- Site Location Plan
- Application Form

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