CASE OFFICER'S REPORT

Application Reference:	PL/2023/05296
Application Type:	Householder planning permission
Site Inspection:	03 August 2023
Consultation ends:	03 August 2023
Case officer:	Helena Carney

Site Address:	East Court House, 10 Eastcourt, Burbage, Marlborough, SN8 3AG
Proposal:	Proposed single storey rear extension to produce garden room, widen access to garage and utility. New garden W/C and enlarged gym/storage area.
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

Eastcourt Conservation Area Statement February 2008

Burbage Neighbourhood Development Plan 2017 – 2026, made July 2018

The National Planning Policy Framework (NPPF) 2021

Planning Practice Guidance (PPG)

Sections 16, 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

ISSUES

- Impact upon the amenity of occupiers of neighbouring properties
- Scale, design and materials
- Impact upon heritage assets and the character and appearance of the conservation area
- Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB)

REPRESENTATIONS

Burbage Parish Council: no objection

Third party representations: none received at time of writing

RELEVANT PLANNING HISTORY

• K/15954 - Replacement of garage, woodstore & workshop with double garage, approved 12/06/1990
• K/30494 - The erection of a porch and a first floor extension to existing ground floor extension, approved 13/09/1994
• K/41388 - The erection of a rear two storey extension to replace existing kitchen, plus covered way to garage block, approved 26/06/2001
• E/10/0603/FUL - Construction of new oak framed shed, wood store and greenhouse, approved 11/06/2010
• 16/02734/FUL - Proposed rear extension to garage block, approved 10/05/2016

ASSESSMENT

The application site relates to East Court House, a two-storey property located within the conservation area and sited along a residential road. The property is designated as a locally important 'unlisted' building within the Eastcourt Conservation Area Statement and is therefore considered a heritage asset.

There are neighbouring properties located to either side of the application property and on the opposite side of the road. The neighbouring property to the south is a Grade II listed building.

The application site is also washed over by the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

Proposals:
This application is seeking planning permission to construct single-storey rear extensions to provide a sunroom, entrance porch/hall and home gym, replacing existing smaller extensions. It is also proposed to widen the existing access to the garage and to construct a single-storey front extension.

The proposed sunroom extension will be constructed with a hipped flat roof. It is proposed to install solar panels on the flat roof.

The proposed gym will be constructed with a pitched roof. The proposed front extension will be constructed to the side of the existing garage and will provide a W.C. It is also proposed to alter existing fenestration in the front elevation leading into the proposed new entrance porch/hall.

Revised plans were received confirming the construction and finish of the proposed new sliding garage door.

Impact upon amenity of occupiers of neighbouring properties:
The adopted Wiltshire Core Strategy CP 57 requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensure that appropriate levels of amenity are achievable within the development itself.

The proposed extensions will be constructed adjacent to the shared boundaries with the neighbouring properties to the north and south. The proposed front extension will be constructed between the existing garage and dwelling and on the blind side of the neighbouring properties located to either side.

It is acknowledged that the rear extensions will be constructed in close proximity to the boundaries with the neighbouring properties. However, the extensions are not considered to result in such harm to residential amenity as a consequence of overbearing impact, overshadowing or privacy due to the single-storey nature of the proposals and due to the roofs sloping away from the shared boundaries.

Scale, design and materials:

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 smaller extensions 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 acceptable design and of suitable materials (red facing brick, slate roof tiles to match existing). The proposed solar panels are considered to be an acceptable addition and as they will be installed to the rear of the host dwelling on a flat roof, they will not be readily visible from public vantage points.

The proposed front extension is a modest addition to the host dwelling, constructed to the side of the existing garage. It is proposed to remove the existing dual garage doors and replace them with a single sliding garage door, constructed of dark green metal to match existing. The proposed alterations to the opening of the garage and fenestration in the front elevation of the host dwelling are considered to be minor in nature and are therefore considered acceptable.

It is therefore considered that the proposed development will not harm the character and appearance of the host dwelling.

Impact upon heritage assets and the character and appearance of the conservation area:

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority [or the Secretary of State] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires ‘special regard’ to be given to the desirability of preserving a listed building or its setting.

Section 72 of the Act further 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.

The Council's Core Strategy 'Core Policy 58: Ensuring the conservation of the historic environment' requires that designated heritage assets and their settings will be conserved and where possible enhanced.

The Conservation Area Statement sets out that it is 'essentially one row of historic buildings along a straight quiet road and of broadleaf woodland to the north and centre'. The Statement advises that extensions should not dominate the host building, and should be of sympathetic design and material construction.

The proposed rear extensions will not alter the linear form of the conservation area or to the contribution of the dwelling to the street scene. The extensions will be proportionate to the host dwelling and application site, and the proposed materials will be sympathetic and in-keeping (extensions – facing brick, slate roof tiles to match existing). The proposed solar panels will be on the flat roof rear extension and not readily visible from public vantage points.

The proposed alterations to the existing garage and fenestration in the front elevation of the host dwelling are considered to be minor in nature which will also not alter the linear form of the conservation area or the contribution of the dwelling to the street scene. Furthermore, the proposed sliding garage door will be constructed of dark green metal to match the existing dual garage doors that it will replace. Although the large garage doors are undesirable and would have a horizontal emphasis, the sliding door as proposed, which would replace two doors is not considered to give rise to undue harm to the character and appearance of the area and street scene, nor would give harm to the designated heritage assets.

It is therefore concluded that the proposed development will not cause harm to heritage assets or their setting or to the character and appearance of this part of the conservation area.

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: (3)

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

Plans:
10 Eastcourt - 01, Existing Floor Plans, Elevations, SIte Plan, Block & Location Plan
10 Eastcourt - 03 revision B, Proposed Floor Plans, received 23/08/2023
10 Eastcourt - 04 revision A, Elevations, Roof Plan, Block & Location Plan, received 23/08/2023

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

3 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.

Informatives: (1)

4 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.