CASE OFFICER'S REPORT

Application Reference:	PL/2023/05256
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	31 July 2023
Case officer:	Lucy Rutter-Dowd

Site Address:	1 ERMIN CLOSE, BAYDON, MARLBOROUGH, SN8 2JQ
Proposal:	Proposed Ground & First Floor Extensions, Internal Alterations and Garage Conversion
Recommendation:	Approve with Conditions

Proposal and Site Description

The application property is a detached two storey dwelling built using red bricks, concrete tiles to the roof and uPVC windows throughout. The property benefits from a single storey, flat roof side extension, integral single bay, flat roof garage and rear projecting conservatory. There is driveway parking, and surrounding gardens. The property is sited on the corner plot at the entrance to Ermin Close and is neighboured to the west and south by residential dwellings. The site lies within the North Wessex Downs Area of Outstanding Natural Beauty and in close proximity to the Baydon Conservation Area, the southern boundary of which is formed on the opposite side of the road to the north.

The proposal involves the erection of a single storey rear extension spanning the rear elevation of the property, a two storey front extension forming a gable feature in the principle elevation, conversion of the existing garage and insertion of a roof lantern in the existing single storey side extension. Materials are proposed to match that of the existing property.

Policies

National Context:

National Planning Policy Framework (NPPF) Planning
Practice Guidance (PPG)

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015

- Core Policy 51 – Landscape
- Core Policy 57 - Ensuring high quality design and place shaping
- Core Policy 58 - Ensuring the conservation of the historic environment

Key Issues

• Design and visual impact.
• Impact on neighbour amenity.
• Whether the proposal will preserve or enhance the character and appearance of the conservation area.
• Impact on the landscape setting of the AONB
• Parking / Highways.

Relevant Planning History

K/78/0497 - Extension to dwelling - Approved - 14/08/1978

Consultation Responses

Highways - No objections.

Baydon Parish Council - No comment.

Representations

None received.

Planning Considerations and Assessment

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Design and visual impact.

Core Policy 57 of the Wiltshire Core Strategy states that "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." Proposals should seek to enhance local distinctiveness and have regard to existing townscapes, patterns of development and the historic environment and landscape setting.

The proposed alterations will not significantly increase the footprint of the dwelling and will remain as subservient additions to the host dwelling. Whilst front extension often raise concern, there is no clear building line in this instance, due to the property forming the corner plot and sitting at an

angle compared to the uniform liner placement of houses to the south within the larger residential development. The external amenity space will be retained and the character and appearance of the property will be well reflected through design detail and use of matching materials.

Impact on neighbour amenity.

The two storey addition will remain to the blind side of the property from nearby dwellings and no first floor windows are proposed in a position which would overlook any private amenity space. The single storey additions raise little concern in terms of overshadowing or overbearing impact. As such, no harm to neighbour amenity will result form the development.

Whether the proposal will preserve or enhance the character and appearance of the conservation area.

CP 58 of the WCS states that development should protect, conserve and where possible enhance the historic environment…Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.

The site does not lie within the conservation area, however, given its prominent position in close proximity to the conservation area, it seems reasonable and necessary to apply a condition to the permission which secures the brick work to match the existing property in terms of its colour, texture, size and laying pattern. This would conserve the character of the area.

Impact on the landscape setting of the AONB

CP51 of the WCS proposes that Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

The site lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). However, as the development remains within the built environment of the area, no harm will be caused to the landscape setting of the AONB.

Parking / Highways.

The highways officer has raised no objections to the scheme. It is noted that the proposal includes the conversion of the existing garage, however it has been demonstrated that the minimum off street parking requirement for a dwelling of this size is achievable within the site.

Conclusion:

In conclusion, the proposed application seems fitting with regard to scale, design, and materials. The proposal is 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.

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:

Doc Title: Application Form.
Drg Title: Existing Floor Plans, Elevations, Roof/Site Plan and Block & Location Plan. Drg No: 1 Ermin Close – Existing 01.
Drg Title: Proposed Floor Plans, Elevations, Roof/Site Plan and Block & Location Plan. Drg No: 1 Ermin Close – Proposed 02.

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

3 The external brickwork for the development hereby permitted shall be constructed to match that of the existing building in terms of its colour, texture, face bond, size, jointing and pointing.

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