# CASE OFFICER'S REPORT

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| **Application Reference:** | PL/2023/06141 |
| **Application Type:** | Householder planning permission |
| **Site Inspection:** | 05 September 2023 |
| **Consultation ends:** | 21 August 2023 |
| **Case officer:** | Joe Leesam |

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| **Site Address:** | 1 PEACH TREE COTTAGE, LAMPLANDS, RAMSBURY, MARLBOROUGH, SN8 2PW |
| **Proposal:** | Conversion of garage and link 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) 2023

Planning Practice Guidance (PPG)

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

**REPRESENTATIONS**

Ramsbury Parish Council - No response received at time of writing.

Highways Department – No objections.

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

**ASSESSMENT**

The application relates to 1 Peach Tree Cottage, Lamplands in Ramsbury, Marlborough. It is a semi-detached cottage situated in a rural location, washed over by the North Wessex Downs AONB.

Proposals:
The application seeks consent for the conversion of a garage (with the removal of the garage doors and replacement with brickwork and a window and new windows) and a two-storey link extension. It is also proposed that the existing front door would be removed and bricked up, whereby the new front door will be on the new link extension element.

Impact upon the amenity of occupiers of neighbouring properties:
The extension is situated on the western side of the property which is the far side from the adjoining 2 Peach Tree Cottage and there will not be a significant amount of built form added to the property. Therefore, there is no risk of any light blocking or the creation of an oppressive environment as a result of the proposed works.

There will be three new windows introduced on the first floor of the property on the western end of the house on the North, West and South elevations. There are no neighbours in close proximity to these windows (whereby any views to the properties to the north would replicate views already afforded on the existing first floor windows on the property) and all other new windows will be situated on the ground floor. Therefore, there is no risk of any unacceptable levels of overlooking occurring as a result of the proposed plans.

Scale, design and materials:
There will be a small in-fill ground floor extension which will link the main dwellinghouse with the existing garage, this will be in line with the existing WC and will have a negligible impact upon the visual appearance of the property. There will also be a first floor extension above the existing WC and the proposed in-fill section, this will have a hip-to-gable roof of the same style as existing, with a slightly lower ridge-line, allowing the extension to remain subservient in appearance to the main dwellinghouse. This will have a small window of the same size/design as existing windows on the same North Elevation, and there will be another window on the Southern elevation which will have one extra pane compared with the other windows on this elevation. While this is somewhat incongruous, the position of this window is discreet and situated on the rear elevation so this is not considered to have a detrimental impact upon the visual appearance of the property.

The footprint of the garage will remain the same with the only changes being the removal of two garage doors and their replacement with a window on the North elevation, and a door with glazing to either side on the East Elevation. These are minor changes which will have a neutral or positive impact upon the visual appearance of the property.

The exterior walling of the extension will consist of facing brickwork to match existing on the ground floor and cedar cladding on the first floor, the roofing will be natural effect slate to match existing and the windows/doors will be double glazed timber framed to match existing also. All materials are in keeping with the existing property and are considered acceptable. Whilst the cedar cladding would be a new material on the dwelling, in this instance noting that the use of cladding is not abnormal for rural properties, there is no harmful impact from the use of this material.

Highways/Parking:
There will be an additional living room introduced to the property as a result of the proposed works, this would have the potential to be used as a fourth bedroom so highways have been consulted and have responded with no objections.

There will be no changes to the vehicular access to the site and there is adequate parking provision to accommodate an extra bedroom should the proposed living room be used as such (whereby a four bedroom property is expected to provide three parking spaces - which is shown on the proposed plans), therefore there are no concerns regarding highways/parking.

Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB):
The proposed extension will be read in context with the host dwelling and as 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 (2023).

**RECOMMENDATION:**
Approve with conditions.

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**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:

- Proposed Elevations and Plans *1140-02 Rev F*
- Existing Elevations and Plans *1140-01 Rev A*
- Email Submitted by Agent 06/09/2023 confirming sawn and treated natural colour cedar cladding.
- Application Form

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

3 The development hereby permitted shall be constructed in accordance with the details specified on both the application form and the email from the agent received on 06/09/2023.

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