CASE OFFICER'S REPORT

Application Reference:	PL/2023/06143
Application Type:	Householder planning permission
Site Inspection:	05 September 2023
Consultation ends:	21 August 2023
Case officer:	Joe Leesam

Site Address:	3 St Margarets Mead, Marlborough, SN8 4AZ
Proposal:	Proposed Single Storey Rear 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)

Marlborough Area Neighbourhood Plan 2021-2036

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

REPRESENTATIONS

Marlborough Town Council - No Objections.

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

ASSESSMENT

The application relates to 3 St Margarets Mead in Marlborough. It is a two-storey, semi-detached house situated on a residential street. The property is washed over by the North Wessex Downs AONB.

Proposals:
The application seeks consent for a single storey rear extension.

Impact upon the amenity of occupiers of neighbouring properties:

Due to the application's nature as a single storey rear extension away from the shared boundary, there are no concerns raised regarding residential amenity. The single storey development would not give rise to any adverse overlooking, light blocking or an oppressive environment.

Scale, design and materials:
The extension will be single storey and sited to the rear of the property where it is not visible upon the street scene. It will be flat roofed with a sky lantern contained in the centre, there will be bi-fold doors on the rear elevation and a window introduced on the side elevation. The extension will be relatively modern in appearance but given its discreet siting and the relatively modern construction of the existing dwellinghouse, the design of the extension is viewed to be acceptable.

There will also be an existing door removed from the side elevation which will be replaced with a window; this will have no material impact upon the visual amenity of the property and is therefore considered acceptable.

The exterior walling of the extension will consist of brickwork to match existing, and the windows will be UPVC. All materials are in keeping with the existing property and are therefore considered acceptable.

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.

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:

- Proposed Plans, Elevations, Section, Block Plan & Location Plan *3 Saint Margarets Mead - 02*
- Application Form

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