CASE OFFICER'S REPORT

Application Reference:	PL/2023/05859
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	23 August 2023
Case officer:	Lucy Rutter-Dowd

Site Address:	3 Lavington Lane, Littleton Panell, Devizes, Wilts, SN10 4EY
Proposal:	Proposed single storey extensions
Recommendation:	Approve with Conditions

Proposal and Site Description

The application site comprises a four bedroom bungalow with adjoining single bay garage. The property benefits from driveway parking, and surrounding gardens. The property is neighboured to the east and west by residential properties. The site sits at a higher level to the adjacent highway which runs parallel to the south of the property and is well screen from views of the public realm through mature hedgerows to the front of the property. There are no known constraints at the site.

The proposal involves the erection of single storey extensions to the side and rear of the dwelling. The majority of the extensions will be flat roof in design, with one portion toward the front of the property extending the existing hipped roof design in a westerly direction.

Policies

National Context:

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

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015

- CP57 Ensuring high quality design and place shaping

Key Issues

• Design and visual impact.
• Impact on neighbour amenity.
• Parking / Highways.

Relevant Planning History

There is no relevant planning history.

Consultation Responses

West Lavington Parish Council - One letter received making the following comments:

Despite the application containing an element that has a flat roof design, contrary to the intent of the Local Plan, the Parish Council is supportive of this proposal. This is for two reasons;

The overall silhouette of the flat roofed area remains largely unchanged from the existing design and the additional work that is being proposed to the front of the property enhances the symmetry. Overall, Council considered this to be a positive improvement to the area.

Highways - No objections subject to a condition securing parking.

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 extensions are not considered to cause any visual harm to the immediate area. The proposal includes an element of hipped roof to the front of the side extension, which would screen the remaining flat elements to the rear, in addition, the property is well screen from view as such the proposed additions would not be wholly visible from within the public realm. The extensions are relatively modest in scale and can easily be accommodated within the plot.

Neighbour Amenity:

Due to the single storey nature and siting of the proposed additions, no harm would be caused to neighbour amenity in terms of overlooking, loss of privacy or overshadowing.

Highways Safety:

The highways officer has raised no objection to the proposal subject to a condition securing at least two sparking spaces. However, it is noted that the number of bedrooms at the property (4, both existing and proposed) would require at least 3 off street parking spaces. The garage is not proposed to be converted and the existing site clearly provides enough parking for a number of additional vehicles. This has been formally demonstrated by the applicant who submitted a revised block plan to demonstrate the situation. In light of this, it would not be reasonable or necessary to add this condition.

The proposal raises no concerns with regards to parking or impacts to highway safety.

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: (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:

Doc Title: Application Form. Received 21/06/2023.
Drg Title: Existing and Proposed Elevations, Site Location Plan and Block Plan. Drg No: AH2023/22 Sheet 1 of 3 (Revised).
Drg Title: Proposed Floor Plans. Drg No: AH2023/22 Sheet 2 of 3.
Drg Title: Existing Floor Plans. Drg No: AH2023/22 Sheet 3 of 3.

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