CASE OFFICER'S REPORT

Application Number: PL/2023/06078

Address: MOOR HILL COTTAGES, MOOR HILL, FOVANT, SALISBURY, SP3 5LB

Proposal: Proposed first floor and porch extension to front elevation.

Date of Inspection:	N/A
Publicity Expiry	18/08/23

POLICIES

National Planning Policy Framework and the NPPG

Wiltshire Core Strategy
CP57 – Ensuring high quality design and place shaping

Saved policies H31 and C24 – extensions/outbuildings

ISSUES

- Principle
- Scale, design and impact on the character and appearance of the area
- Impact on neighbouring amenity

REPRESENTATIONS :

No comments received.

ASSESSMENT:

The application site is a detached residential property set within a sizeable plot in a prominent position along Moor Hill. The proposal seeks approval for a front elevation porch extension at ground floor and a first floor gable end extension above providing a new en-suite for the master bedroom. The property falls outside of the Fovant Conservation Area.

1. **Principle**

The application must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF confirms that applications must be determined in accordance with the development plan and that proposals which conflict with the development plan should be refused unless material considerations indicate otherwise. (Section 70(2) of the Town and Country planning Act and Section 38(6) of the Planning and Compensation Act 2004). The NPPF is also a significant material consideration and due weight should be given to the relevant policies in existing plans according to their degree of consistency of the framework.

2. **Scale, design and impact on the character and appearance of the area**

Wiltshire Core Strategy Core Policy 57 states:

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 complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire….

Although in a prominent position along the highway the overall scale and footprint of the proposed extension is not considered to be excessive. The proposed design and use of matching materials ensures the addition would be in keeping with the host dwelling and wider locality and would sit sympathetically within the plot.

The extension would be clearly visible from within the streetscene but would remain stepped back from the front boundary ensuring it is not overbearing. In addition, it is noted that the eaves will be set lower than the hostdwelling with a continuation of the existing ridge line.

The extension is considered to be of an appropriate design is not considered to pose any visual harm upon the overall character and appearance of the area. The proposal is therefore, in compliance with the requirements of Core Policy 57.

2. Impact on neighbouring amenity

Policy CP57 also states:

vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)

The proposed first floor addition would result in two new first front elevation windows. These would have an outlook of the highway only with the closest residential property adjacent the application being October Cottage, which is stepped away to the West. In addition, as these windows are to serve the en-suite can be obscure glazed.

The property to the East is the closest neighbouring property to the proposed extension. Although the extension would be clearly visible it would be well stepped back from the shared boundary with the property itself being further stepped back within its own plot beyond its own garage. Therefore, the proposal is not considered to pose any significant harm in regard to being overly dominant or result in any loss of light.

Furthermore, the proposal does not incorporate any Eastern side elevation windows.

Therefore, it is considered that the proposal does not adversely affect the residential amenities of any neighbouring properties, In line with Core Policy 57.

Conclusion:

On balance, the proposal is considered to be acceptable and would not result in any adverse harm which could warrant a refusal. The proposal is therefore considered to be in accordance with the NPPF and Core Policy 57 and saved policies H31 and C24.

RECOMMENDATION: Approve, subject to conditions.