CASE OFFICER'S REPORT

Application Reference:	PL/2023/05020
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	10 August 2023
Case officer:	Jane Sanger

Site Address:	14 DANDO DRIVE, MARLBOROUGH, SN8 1TT
Proposal:	Loft conversion with flat roof dormer.
Recommendation:	Approve with Conditions

POLICIES

The National Planning Policy Framework (NPPF) 2021:
Chapter 4 – Decision Making
Chapter 9 – Promoting Sustainable Transport
Chapter 11 – Making Effective Use of Land
Chapter 12 – Achieving Well Designed Places
Chapter 15 – Conserving and Enhancing the Natural Environment

The Wiltshire Core Strategy, Adopted January 2015:
Core Policy 51 – Landscape
Core Policy 57 – Ensuring High Quality Design & Place Shaping

Planning Practice Guidance (PPG) 2014.

The Wiltshire Local Transport Plan 2016-2026. Car Parking Strategy (March 2015).

Marlborough Area Neighbourhood Plan 2021-2036 Made March 2023.

CONSULTATION RESPONSES

Marlborough Town Council – no objections.

Highway Officer – no objections. There is no need for extra parking as the number of bedrooms will not change as a result of the proposals.

REPRESENTATIONS

No third party representations have been received.

KEY ISSUES:

- Relevant planning history.
- Impact upon neighbour amenity.
- Impact upon highway safety.

• Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB).
• Impact upon the character and appearance of the area.

ASSESSMENT

The application site relates to 14 Dando Drive, Marlborough. It is a detached, brown brick built, two-storey dwelling, under a tiled pitched roof, with solar panels in the front roof plane, occupying an elevation position in the street. There is a pent roof over the ground floor bay window in the front elevation and a canopy roof over the main entrance. Adjacent to the western side elevation of the dwelling, there is a detached double garage, with the nearest garage associated with the application property and the adjoining garage with No. 12, next door. Attached to the rear of the garage in the application property is a single storey, timber constructed shed. There is a further, single storey extension adjacent to the rear elevation, under a lean-to roof, with rooflights, faced in white render, with anthracite coloured door and window frames. The remaining windows on the dwelling are framed in upvc and finished in brown. The rear garden is over two tiers, with a raised lawn area beyond the rear extension.

The application site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

The proposals:

The application proposes the construction of a box dormer in the rear roofslope and a small section of glazing in the apex of the roof in the western gable end. The flat roof dormer will light a master bedroom, with dressing room and ensuite. The dormer is proposed to be clad in Millboard Envello Shadoline cladding, with a Golden Oak finish, product code MCL360G. The window frames are proposed to be constructed from a composite material, flush fitting casement style in Anthracite. The flat roof will be covered in a single ply membrane.

Roof extensions are development under the Town and Country Planning Act 1990 and are not Permitted Development under Schedule 2, Part 1, Class B1(f) of the GPDO 2015 As Amended where the dwellinghouse is on article 2(3) (AONB), as in this case. Therefore, the proposed rear dormer requires planning permission.

Relevant planning history:

20/03852/FUL – Single storey rear extension – Approved with conditions – 22.07.2023 (implemented).

Impact upon neighbour amenity:

The application site backs onto fields to the rear, therefore the installation of the dormer window in the rear roofslope will face directly over the rear garden of the property, with oblique views of the neighbouring gardens either side and will not cause any direct overlooking of any other properties. The dormer will also not result in any overbearing impact or cause any overshadowing of neighbouring properties, due to its position high up in the roofslope, on a detached property.

The glazing in the western gable end lighting the loft conversion, will be positioned high up in the apex of the roof internally, will light a stairwell, a non-habitable room and due to the position of dwelling in the street, slightly projecting forward of neighbouring dwellings to the west, the glazing will not cause any unacceptable overlooking of neighbouring properties. The main outlook will be over front gardens of these neighbouring dwellings.

Impact upon highway safety:

The existing property accommodates four bedrooms and the number of bedrooms will remain the same as the existing under the proposed application. Therefore, it is not necessary to change the existing parking arrangement. The Council's highways officer concurs.

Impact upon the AONB:

The proposals will be well contained to the application site, which are seen within the built form of Marlborough and therefore will not cause any harm to the special landscape qualities of the AONB.

Impact upon the character and appearance of the area:

Flat roof box dormers are slightly incongruous in design, as they are not in keeping with the pitched roof form of the application property and the design of the neighbouring dwellings within the estate. However, it is noted that a number of properties in the immediate and wider part of the estate have smaller, gable roof dormers in the front elevations. Therefore, it is noted that there is an established precedent for smaller dormers, under pitched roofs. In view of this, the case officer requested that the box dormer was revised from one large dormer, to smaller, subservient gable roof dormers, which are more in keeping with the character and appearance of the area. The agent countered this request by advising that:

"The construction of pitched roof dormers poses problems with construction and a conflict with building regulations. The head height in the existing loft is limited. To have pitched dormers and have the windows at the correct height and width for evacuation in case of fire, the dormers will be very small, and will come higher than the existing ridge height".

The agent further provided evidence that a number of properties in the immediate and wider estate also had flat roof dormers in the rear elevation, which were visible from a public vantage point. These includes 2 Aubrey Close, Marlborough, under Permission 16/04809/FUL, approximately 80m away to the south of the site and 1 Mcneice Drive, located approximately 100m from the application site to the south-west, approved under 15/00087/FUL. The first dormer comprises a slightly narrower width, than proposed here, under a very shallow pitched, hipped roof, and the latter dormer, was a much wider example, similar to the one proposed under this application. This dormer has a large hipped roof. Both of these examples appear as having flat roofs, as a result of their width and depth.

In view of the above, the agent has demonstrated therefore, that there is an established precedent for flat roof dormers in rear roofslopes of properties within the area. As a result, the proposed dormer in its current design, albeit positioned quite high in the roofscape, but appearing smaller than those approved above, on section view, on balance, is considered to be acceptable. This is subject to the use of satisfactory materials to its cheeks. The golden timber cladding proposed to the cheeks of the dormer will present a contrasting material to those on the existing dwelling and will exacerbate the location of the box dormer, resulting in it being more visually prominent and detracting from the character and appearance of the area. This is particularly the case as it will be visible, on the western gable end, due to the elevated position of the property in the street and its forward projection. Therefore, a notwithstanding condition, will ensure that the dormer cheeks are clad in matching roof tiles to the existing dwelling, comparable with those dormers approved above. This will minimise its visual impact upon the character and appearance of the area. It is noted that matching roof tiles in the form of hanging tiles are also seen on the walls of a number of properties within estate. In view of the above, the proposals, inclusive of the condition to be attached the decision, are not considered to cause any harm to the character and appearance of the area.

RECOMMENDATION: Approve with conditions.

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:

Application Form
Drawing Nos:
1325-01 – Existing Elevations and Plans
1325-02 Rev D – Proposed Elevations and Plans

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

3 Notwithstanding the submitted application form, the cheeks (walls) of the box dormer in the rear roofslope hereby permitted, shall be covered in matching roof tiles to the main dwellinghouse and shall remain as such in perpetuity.

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