CASE OFFICER'S REPORT

Application Reference:	PL/2023/06013
Application Type:	Householder planning permission
Site Inspection:	08 September 2023
Consultation ends:	18 August 2023
Case officer:	Helena Carney

Site Address:	26 Spaines, Great Bedwyn, Marlborough, SN8 3LT
Proposal:	Proposed side car port
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design & Place Shaping
Core Policy 64: Demand Management

The Wiltshire Local Transport Plan 2011 – 2016: Car Parking Strategy (March 2011)

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

ISSUES

- Impact upon amenity of occupiers of neighbouring properties
- Scale, design and materials
- Highway safety and parking provision
- Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB)

RELEVANT PLANNING HISTORY

None

REPRESENTATIONS

Great Bedwyn Parish Council: no objection, but they attached their standard advice on sustainability

Third party representations: none received at time of writing

ASSESSMENT:

The application site relates to No.26 Spaines, a semi-detached dwelling located within an established residential estate in Great Bedwyn. The application property benefits from a driveway to the side of the dwelling, with additional parking to the front. A main railway line lies to the rear of the application site.

There are neighbouring properties located to either side, with a parking courtyard and garage block located to the front. The application site is washed over by the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

The proposal:
This application is seeking planning permission for the construction of an open sided car port to the side of the host dwelling.

It will be constructed with a sloping roof, measuring approximately 5.3m wide x 8.1m long, with a height of 3.3m (max) and 3.1m (min).

Impact upon amenity of occupiers of neighbour amenity:
The proposed car port will be constructed on the blind side of the adjoining property and at least 18m from the neighbouring property located to the west/south-west. The shared boundary with the neighbouring property to the west/south-west comprises a high hedge circa 3.8m high.

Given the above and the single-storey nature of the proposals, it is considered that it will not adversely impact upon the occupiers of neighbouring properties as a consequence of overbearing impact or overshadowing.

The car port is open in nature and does not fundamentally alter the use of this part of the application site, which will continue to be used for parking of a vehicle. As such, the proposed car port does not give rise to any concerns from a privacy perspective.

Scale, design and materials:
The adopted Wiltshire Core Strategy (WCS) Core Policy 57 requires a high standard of design in any new developments including alterations or extensions to a dwelling. Development is to create a strong sense of place through drawing on local context and being complementary to the locality.

The proposed car port is considered to be a relatively modest addition to the host dwelling, providing a covered parking bay. It will be constructed to an appropriate design and of suitable materials for its setting (steel posts under a Goosewing grey roof).

The application property occupies a corner position, located adjacent to an existing garage block and is therefore not overly prominent within the street scene. The proposed car port will not appear out of character with the neighbouring garages and is considered to be an acceptable addition to the host dwelling, which will not harm the character and appearance of the area.

Highway safety highway and parking provision:

The proposed car port will be constructed in the location of an existing parking space and it will not overhang or interfere with the highway.

Given the above, the proposed development does not give rise to any highway safety concerns and is considered an improvement in terms of parking provision.

Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB):
As the proposal will be within the main built-up part of the settlement and there will be no encroachment into the open countryside, no harm will be caused to the special qualities of the AONB.

Other issues:
Whilst the Parish Council had no objection to the proposed development, they provided a Statement on Sustainability. Whilst the council encourages a sustainable approach to development, this is not currently enforceable due to a lack of local planning policies in this regard. However, it is considered reasonable to include an informative on the planning approval, drawing the applicant's attention to the Parish Council's Statement on Sustainability.

Conclusion:
In conclusion the proposals seem fitting with regards 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:

Application Form; Drawing No. 26 Spaines - 01 Existing & Proposed Site plans, Elevations, Block & Location Plan.

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