CASE OFFICER'S REPORT

Application Reference:	PL/2023/06123
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	21 August 2023
Case officer:	Joe Leesam

Site Address:	11 ST JOHNS CLOSE, MARLBOROUGH, SN8 1JX
Proposal:	Single Storey Rear Extension
Recommendation:	Approve with Conditions

Note:
It is considered that the application can be determined without the need for a physical site visit. This is because the applicants have supplied photographs of the site from all relevant angles and the plans submitted clearly describe the extent of the development. It is therefore considered that there is sufficient information available to reach a decision.

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 11 St Johns Close in Marlborough. It is a two storey, terraced property located on a residential street, 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 extension, there are no concerns raised regarding residential amenity. There is no risk of any unacceptable levels of overlooking, light blocking or the creation of an oppressive environment occurring as a result of the proposed plans.

Scale, design and materials:
The extension will be sited to the rear of the property where it will have no visual impact upon the street scene. The extension will be of a lean-to style and will span the entire width of the rear elevation. The pitch will be slightly shallower than the existing roof, but it remains harmonious with the existing dwellinghouse as the pitch matches with the pitched roof on the first-floor dormer. There will be three rooflights installed in the roof of the extension and there will be one window and one door installed on the rear elevation. A small section of the existing property will be demolished to allow for the construction of the extension. All design choices are considered acceptable.

The exterior walling will consist of facing brickwork to match existing, the roof will be tiled in clay to match existing, and the doors/windows will be steel frame crittal. All materials are high quality and in keeping with the existing house, they 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 Elevations and Plans *1335-02 Rev F*
- Construction Details *1335-03*
- Application Form

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