CASE OFFICER'S REPORT

Application Reference:	PL/2023/05603
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	18 August 2023
Case officer:	Lucy Rutter-Dowd

Site Address:	4 Mill Lane, West Lavington, Devizes, Wilts, SN10 4HR
Proposal:	Proposed single store garden room
Recommendation:	Approve with Conditions

Proposal and Site Description

The application site comprises a detached bungalow with room in the roof. The property benefits from a front driveway, a detached garage building and a large rear garden. The property uses red bricks with concrete tiles to the roof and white uPVC doors and windows throughout. The site is accessed off Mill Lane to the north and is neighboured by residential plots to the east, south and west. The site lies within a conservation area, there are no other known constraints at the site.

The proposal involves the erection of a single-storey, flat-roof garden room extension to the rear elevation of the property. The garden room would be positioned centrally within the rear elevation, built using matching materials and have a roof lantern positioned centrally within the roof area. It is unknown if permitted development (PD) rights are intact as this would require assessing previous proposals which are not digitalised and therefore not readily available to view. Assuming PD rights are intact, the proposed structure would fail to comply with the criteria of The Town and Country Planning (General Permitted Development) (England) Order 2015, under Schedule 2, Part 1, Class A, point a.1(d) due to the proposed height of the eaves in the enlargement, exceeding the height of the eaves in the original property. As such, planning permission is required for the development.

Policies

National Context:

National Planning Policy Framework (NPPF) Planning
Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015

- Core Policy 57 - Ensuring high quality design and place shaping
- Core Policy 58 - Ensuring the conservation of the historic environment

Key Issues

• Design and visual impact.
• Impact on neighbour amenity.
• Whether the proposal will preserve or enhance the character and appearance of the conservation area.

Relevant Planning History

K/19759 - ERECTION OF TWO STOREY EXTENSION - Approved with conditions - 27/01/1993

K/33405 - The erection of a single storey extension and detached garage - Approved with conditions - 29/10/1996

Consultation Responses

West Lavington Parish Council - No comments received.

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 extension would remain as a subservient addition to the host dwelling and would be easily accommodated into the site. The flat roof nature of the proposal does not necessarily reflect the existing character of the building, however, it doesn't raise so much concern that it would warrant a refusal. This type of 'garden room' extension is common place on dwellings and, as such, the proposal is considered to respect existing patterns of development.

Neighbour Amenity:

Due to the single-storey nature of the works, and separation distance from any nearby neighbours, there are no concerns regarding impacts on neighbour amenity in this instance.

Whether the proposal will preserve or enhance the character and appearance of the conservation area:

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposed extension will remain to the rear of the dwelling and will not be wholly visible from within the public realm. This is a minor addition to an established residential property, as such the character and appearance of the conservation area will be preserved.

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: (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:

Doc Title: Application Form.
Drg Title: Location Plan.
Drg Title: Plans (existing and proposed plans and elevations). Drg No: 2330-1.
Drg Title: Block Plan. Drg No: 2330-2.

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

3 The external brickwork for the development hereby permitted shall be constructed to match that of the existing building in terms of its colour, texture, face bond, size, jointing and pointing.

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