CASE OFFICER'S REPORT

Application Reference:	PL/2023/06367
Application Type:	Householder planning permission
Site Inspection:	15 September 2023
Consultation ends:	15 September 2023
Case officer:	Helena Carney

Site Address:	Hillside, 42 Brook Street, Great Bedwyn, Marlborough, SN8 3LZ
Proposal:	Rear single storey and loft conversion extension
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 58: Ensuring the Conservation of the Historic Environment
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)

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

ISSUES

• Impact upon amenity of occupiers of neighbouring properties
• Scale, design and materials and impact upon the character and appearance of the conservation area
• Impact upon highway safety and parking provision
• Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB)

RELEVANT PLANNING HISTORY

• K/33765 - Replace flat roof with pitched roof. Convert part of roof void to form bedroom and bathroom, approved 23/01/1997
• 20/07025/FUL - Proposed two storey front and side extension with associated internal alterations and refurbishment and replacement garage with workshop, approved 26/10/2023

REPRESENTATIONS

Great Bedwyn Parish Council: no comment received at the time of writing

Third party representations: none received at time of writing

ASSESSMENT:

This application relates to Hillside, 42 Brook Street, a detached dwelling located on the outskirts of Great Bedwyn. The application site slopes quite steeply up from the road, and the dwelling is positioned to the rear of the application site, backing onto open countryside and approximately 34m from the road below. There is an existing garage located to the north-western side of the application site, approximately 15 m forward of the host dwelling.

The application site lies within the Great Bedwyn conservation area and 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 a rear extension and an extension of the existing loft.

The proposed extension will be constructed to the rear of the host dwelling, essentially squaring off the rear elevation. The proposed loft extension will be constructed above the rear extension.

It is worthy of note that there is an extant planning permission (20/07025/FUL) for the construction of a two storey front and side extension with associated internal alterations and refurbishment and replacement garage with workshop, approved 26 October 2020. This application represents a scaled back scheme compared to that previously approved.

Impact upon amenity of occupiers of neighbour amenity:
Core Policy 57 titled 'Ensuring high-quality design and place-shaping' of the Wiltshire Core Strategy (adopted 2015) states that a high standard of design is required in all new developments. Paragraph (vii) of CP57 further states that proposals should have regards 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 (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter).

The proposed development has the potential to impact upon the occupiers of the neighbouring property located to the east of the application site (No.41 Brook Street). The neighbouring property is a two-storey detached dwelling which is also set back from the road but set forward of the application property (the rear elevation of the neighbouring property is approximately 6.5m from the front elevation of the application property).

The proposal involves inserting 1no. high level rooflight in the east facing roof slope facing the rear garden of the neighbouring property. However, it is noted that the current arrangement comprises 2no. rooflights in the east facing roof slope and the new rooflight will be installed at the

same height as the existing. It is therefore considered that the additional rooflight will not result in a material increase in direct overlooking of the neighbouring property or their garden area.

The proposed single-storey rear extension and rear loft extension are considered to be modest in scale and set back from the shared boundary and given the separation distance that exists between them and the neighbouring property (at least 16m) it is considered that it will not materially impact upon the occupiers as a consequence of overbearing impact, overshadowing or loss of privacy.

Scale, design and materials and impact upon the character and appearance of the conservation area:

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.

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 rear and loft extensions are considered to be modest in scale and will be constructed to an appropriate design that would be sensitive to the existing host dwelling and its character. They will be constructed of appropriate materials (brick to east elevation to match existing, horizontal timber cladding to south and west elevations, slate roof tiles to match existing). Whilst the timber cladding would be a new material to the dwelling, it is not considered harmful in this rural village location and setting.

The dwelling is set well within the application site (approximately 34 m from the road). The proposed extensions will be constructed to the rear of the application site and consequently they will not be readily visible from public vantage points.

In consideration of the above, it is concluded that the proposed development will not harm the character and appearance of this part of the conservation area and would preserve its character and appearance and is also considered not to give rise to harm to the context of the host dwelling.

Impact upon highway safety and parking provision:

There will be an increase in the number of bedrooms as a result of the proposed development, from 2no, bedrooms as existing to 3no. bedrooms as proposed.

The Wiltshire Local Transport Plan requires 2no. on-site parking spaces (with each space measuring a minimum of 2.4m x 4.8m) for properties with 3no bedrooms. The application site benefits from a sizeable driveway and parking area and a two-bay detached garage. It is therefore considered that the application site is of a sufficient size to meet the minimum off-street parking requirements for a property of this size.

Given the above, the proposed development does not give rise to any highway safety concerns and is considered acceptable 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.

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

Plans:
PA001, Proposed location plan & block plan, received 24/08/2023
PA200, Proposed elevations
PE001, Existing location plan & block plan, received 24/08/2023
PE200, Existing Elevations
PEA100, Existing & proposed ground & first floor plans
PEA102, Existing & proposed roof plans
PEA300, Existing & proposed sections

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