CASE OFFICER'S REPORT

Application Reference:	PL/2023/04112
Application Type:	Householder planning permission
Site Inspection:	12 September 2023
Consultation ends:	07 September 2023
Case officer:	Joe Leesam

Site Address:	28 Stirling Road, Market Lavington, SN10 4DD
Proposal:	Erection of single storey lean to side extension 3m x 3m to be used as garden room / work from home office. To replace false existing door with UPVC glazed door from house to extension. Low brick wall (approx. 1.5m high) with insulation and UPVC windows to all 3 sides with door to rear garden. Tiled sloping roof. Installation of new Driveway.
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 61 - Transport and Development

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

Market Lavington Neighbourhood Development Plan 2018-2026

RELEVANT PLANNING HISTORY

None relevant.

REPRESENTATIONS

Market Lavington Parish Council - No Objections.

Highways Department – No Objections Subject to conditions.

Third party representations – No responses received at the time of writing.

ASSESSMENT

The application relates to 28 Stirling Road in Market Lavington. It is a two storey, semi-detached house situated on a corner plot along a residential street.

Proposals:
The application seeks consent for the erection of a single storey lean to side extension 3m x 3m to be used as garden room / work from home office. To replace false existing door with UPVC glazed door from house to extension. Low brick wall, with insulation and UPVC windows to all 3 sides with door to rear garden. Together with the installation of new driveway to the front of the site.

Impact upon the amenity of occupiers of neighbouring properties:
Due to the application's nature as a single storey extension and installation of new driveway, there are no concerns raised regarding residential amenity. There is no risk of any overlooking, light blocking or the creation of an oppressive environment occurring as a result of the proposed works, in particular as the single storey extension is located away from any shared boundary (being sited adjacent to the highway).

Scale, design and materials:
The proposed single storey extension will be of a lean-to style, situated on the side of the property. It is set back from the font elevation and the modest scale ensures its visual subserviency to the main dwellinghouse. There will be windows on the front and side elevation and a pair of French doors on the rear. The windows are of a different style to the existing property but given the discreet siting of the extension and lack of architectural merit the existing dwellinghouse holds, this is considered acceptable.

The exterior walling of the extension will be faced in red/brown brick to match existing and no other material specifications have been provided. In the interest of visual amenity, a condition will be imposed to ensure all materials match with the existing property. With the condition imposed, all materials will be in keeping with the existing property and therefore would be considered acceptable.

The proposed new driveway would be sited to the front of the property. Whilst opening up the front of the site and laying additional hardstanding, this element is not considered to give rise to any harmful impacts upon the character and appearance of the street scene. Noting in particular that driveways to the front of the sites are present in the surrounding area and is part of the character of the estate.

Highways/Parking:
No new bedrooms are proposed as part of the submitted plans so there will be no increase in parking demand for the host dwelling. There will, however, be the introduction of a new driveway which will involve the creation of a new access point to the highway.

The Local Highway Officer have been consulted and have responded with no objections subject to conditions. A condition has been recommended regarding the visibility splay whereby it is requested that a 2m by 2m splay is provided and that the splays are always kept free of obstruction above a height of 600mm. In this regard it is noted that the walling is outlined to be 1m so this condition would impact the height to a potentially small part of the wall (within the splay). Although noted, this condition is deemed reasonable and necessary in the interests of highway safety (noting in particular this is a corner plot) and therefore a 'notwithstanding the approved

plans' condition is being recommended to provide the splay and this splay being kept free of obstruction above a height of 600mm.

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: (4)

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 Plans & Elevations *4091-02 Rev. A*
- Existing Plans & Elevations *409-01 Rev. A*
- Application Form

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

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

4 Notwithstanding the approved plans, the development hereby permitted shall not be first brought into use/occupied until splays have been provided on both its sides of the access to the rear of the existing footway based on co-ordinates of 2m x 2m. The splays shall always be kept free of obstruction above a height of 600mm.

REASON: In the interests of highway safety.

Informatives: (2)

5 On the site Layout Plan it is indicated there is an existing shed, which may be re-located as a result of the new extension. Due to insufficient information being submitted in regard to this shed (such as elevation plans) any re-siting of the shed has not been assessed as part of this planning application. The applicant should ensure that the works are permitted development in accordance with the criteria and condition contained within the General Permitted Development Order, or a separate planning application should be made for the purpose of relocating the shed.

6 The proposal includes alteration to the public highway, consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the vehicle access team on telephone 01225 713352 or email vehicleaccess@wiltshire.gov.uk for further details.