CASE OFFICER'S REPORT

Application Reference:	PL/2023/04979
Application Type:	Householder planning permission
Site Inspection:	03 August 2023
Consultation ends:	31 July 2023
Case officer:	Helena Carney

Site Address:	35 South Street, Aldbourne, Marlborough, SN8 2DW
Proposal:	Two storey side extension to create ancillary accommodation. Rear extension to main house. Material changes. Carport to Front.
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

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

Aldbourne Neighbourhood Development Plan 2021 - 2036, made March 2023

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

ISSUES

- Impact upon neighbour amenity
- Scale, design and materials
- Impact upon highway safety and parking provision
- Impact upon North Wessex Downs Area of Outstanding Natural Beauty (AONB):

RELEVANT PLANNING HISTORY

- PL/2022/07165 -2-storey front, side and rear extensions with rear Juliette balcony, an additional single-storey rear extension and erection of a 2-storey building to the front of the dwelling with garaging on the ground floor, approved 26/10/2022
- PL/2022/09527 - Resubmission of planning application PL/2022/07165 - 2-storey front, side and rear extensions with rear Juliette balcony, an additional single-storey rear extension and erection of a 2-storey building to the front of the dwelling with garaging on the ground floor, approved 06/02/2023

REPRESENTATIONS

Aldbourne Parish Council: no objection

Wiltshire Council Highways Officer: commented “Based on the information provided I am mindful that the site is able to provide the adequate level of parking to the size and dimensions considered acceptable. Due to the constraints of the site I would not be happy with the additional building being separate from the main residential use and so I advise a condition is applied to tie the main residential use and the annex occupation together”

Third party representations: none received at time of writing

ASSESSMENT:

The application site relates to No.35 South Street, a detached dwelling located on the outskirts of Aldbourne. The dwelling is set back at least 20m from the street, behind a common access driveway and mature front garden, such that whilst visible within the street it is not overly prominent. To the north lies a property of similar layout, style and scale.

The application site is washed over by the North Wessex Downs Area of Natural Beauty. There are no other known constraints at the site.

The proposal:
The application is a resubmission of application ref: PL/2022/09527 for the construction of a two storey side extension to create ancillary accommodation, construction of a rear extension to the main house, material changes and the construction of a carport to the front.

The main change from the extant planning permission is as follows:

• Omission of the two-storey front and rear extensions;
• Change of external materials from facing brick to K-render on the rear elevation of the host dwelling at first floor level.

At the time of the Planning Officer’s site visit, the two-storey side extension and single-storey rear extension were under construction.

It was noticed during the application process that there were a few discrepancies on the proposed plans. These were brought to the attention of the agent and corrected plans were submitted.

Principle of development:
The principle of development has been found to be acceptable under the previous planning assessment for application ref: PL/2022/09527. This current assessment does not seek to readdress all aspects of the proposal as this has been done and the proposal benefits from permission.

This application has therefore been assessed on the basis of a reduction in scale compared to the previously approved applications and a change of external materials to the rear elevation of the existing dwelling at first floor level.

Impact upon amenity of occupiers of neighbour amenity:
There are no concerns from a neighbour amenity perspective as this application is proposing a reduction in built form compared to the previously approved applications as the front and rear two-storey extensions have been omitted from this application. As such it is concluded that the proposed development subject of this application will have a neutral impact upon the occupiers of neighbouring properties.

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 policy seeks for any new development to positively respond to the existing townscape and landscape and effectively integrate into its settings.

This revised application essentially proposes a reduction in built form compared to the previously approved applications and consequently there are no concerns from a planning perspective. The proposed rear extension which will now span the entire width of the host dwelling will be constructed to an appropriate design and of suitable materials (K-render, single ply membrane flat roof).

The previous approval included a change of material to the front and side elevations of the host dwelling from facing brick to K-render and as such a clear precedent has been set for a change of material. It is also noted that a number of neighbouring properties in close proximity to the application property are rendered. Therefore, the proposed change of render to the rear elevation as proposed here does not give rise to any concerns from a planning perspective as it will be in keeping with the front and side elevations of the existing, the previously consented two-storey side extension, proposed single-storey rear extension and neighbouring properties.

In consideration of the above, it is concluded that the proposed development will not harm the context of the host dwelling or the character and appearance of the area.

Impact upon 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: (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:

Application Form

Plans:
1239-02 Revision N, Proposed Elevations and Plans, received 21/09/2023
1239-03 Revision D, Garage Elevations and Plans, received 29/06/23

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

3 i) The hedge protection measures as demonstrated in the Garage Elevations and Plans drawing (no: 1239-03 Rev: D) shall be put in place prior to the commencement of any works for development of the garage, including any works of excavation or laying of services, and shall remain in place for the entire development phase and until the development of the garage is complete.
ii) No retained hedge plants shall be cut down, uprooted or destroyed.
iii) If any retained hedge plants are removed, uprooted, destroyed or dies within 5 years of the date of substantial completion of the garage, replacement hedging shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the local planning authority.

REASON: To ensure the protection of hedging that is of value to the amenity of the rural character of the area within the North Wessex Downs AONB.

5 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development)(England) Order 2015, no windows shall be constructed, formed or otherwise installed above ground floor ceiling level in the north-west elevation of the extensions hereby permitted other than as shown on the approved drawings.

REASON: In the interests of neighbouring amenity and privacy.

Informatives: (1)

6 This permission does not affect any private property rights and therefore does not authorise access over, or the carrying out of any work on, under or over land outside their control, or the installation of windows or doors that would open over neighbouring property. If such works are required it will be necessary for the developer to obtain the necessary landowner's consent before such works commence.

For works in the vicinity of a site boundary, you are also advised that it may be expedient to seek advice with regard to the requirements of the Party Wall etc Act 1996.

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.