# CASE OFFICER'S REPORT

**Application Reference: PL/2023/06189 Appletree Cottage, Church Street, Bowerchalke**

## PROPOSAL

This application seeks permission for the variation of condition 2 (approved plans) on 18/03321/VAR to change of facade materials and window positions to garage conversion to match original consent (17/01857/FUL). Amend footprint of garage conversion to match existing garage footprint. Addition of garden shed.

## SITE DESCRIPTION/CONTEXT

The application site is a detached dwellinghouse located on the south east side of Church Street, in the rural settlement of Bowerchalke. The site is set within the Cranbourne Chase and West Wiltshire Downs AONB, bordered by residential dwellings to the north east, and south west. The highway forms the boundary along the north western boundary, with open fields to the south east. The main dwelling is adjacent to the highway, with the private residential curtilage extending to the south east. The approved works under application 17/01857/FUL included conversion of existing garage into additional room, proposed single and two storey extensions, addition of dormer window to southern façade and rearrangement of current parking arrangements to the front of the property including new vehicular access and hardstanding. The application seeks to amend the footprint of the garage conversion, in line with the existing dwelling and as approved in the original consent, alterations to the façade of the garage conversion from timber cladding to brick to match the existing dwelling, alterations to the window positions on the single storey garage conversion, and erection of a timber clad shed.

## RELEVANT HISTORY

18/03321/VAR Variation of condition 2 of planning permission 17/07898/VAR (variation to 17/01857/FUL) to allow for reduction in size of dormer roof, reduction in size of double height glazing in hall and reduction in size of enclosed porch

17/07898/VAR Variation of condition no. 2 of 17/01857/FUL (Proposed alterations including conversion of existing garage into additional room, proposed single and two storey extensions, addition of dormer window to southern façade and rearrangement of current parking arrangements to the front of property including new vehicular access and hardstanding) to allow amendments to window position and cladding material to side extension

17/01857/FUL Proposed alterations including conversion of existing garage into additional room, proposed single and two storey extensions, addition of dormer window to southern façade and rearrangement of current parking arrangements to the front of property including new vehicular access and hardstanding

**POLICIES**

National Planning Policy Framework (NPPF)

2. Achieving Sustainable Development

4. Decision-Making

12. Achieving Well-Designed Places

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 23: Spatial Strategy: Southern Wiltshire Community Area

Core Policy 51: Landscape

Core Policy 57 Ensuring High Quality Design and Place Shaping

Core Policy 58: Ensuring the Conservation of the Historic Environment

**CONSULTATION**

Neighbour/third parties: Oe objection, One Comment received, stated below:

*'I note, in the design statement, the applicant refers to the shed as meeting the requirement for permitted development. It is my understanding that section E.3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, would apply in respect of this application, and any development to the side elevation of the dwelling requires planning permission. I note however, that if the proposed shed was 1cm closer to the boundary, a maximum building height of 2.5 metres would be imposed to meet permitted development requirements. This application is for a 13.5 m2 shed with a maximum height of 3.7 metres.*
*I feel that the height of the shed should be reduced, ideally to below 2.5 metres.*
*This would avoid the appearance of overdevelopment between the existing dwellings and maintain a more rural aspect to the street scene. The average height of a quality prefabricated garden building available on online is 2.36 metres.'*

*'(1) The proposed changes to increase (by double) the height of the garage footprint will considerably inhibit/obscure the view of the surrounding hills and affect the morning light for my property - Chase cottage (situated on the opposite side of the road to Appletree Cottage). In theory, the height of the proposed development is my I am not sure why the single story/level room has to have such a high roof which is detrimental to the vista/view and morning light of a neighbours and residents. (2) I would also add that the previous development on Appletree Cottage which was added to the opposite end of the property in 2017/18 looks like an mis-matched add-on, using totally different materials (slate roof tiles and wood cladding) as opposed to the main house (terracotta tiles and red brick). I can only hope that the proposed new development considerations on the existing red brick garage footprint would take into*

*consideration a more reasonable height and remain red brick, as mentioned on the development plan, with a terracotta roof to match the main building and not resort to wood cladding and slate tiles again.*
*Given the nature of the Chalke Valley area surely, location, nature, aesthetics and heritage/History should play an important and relevant factor to planning considerations. If the development goes ahead the house with a another high roof extension this time on the garage footprint, it will become a long over bearing, out of scale out of character property in appearance in the immediate area of the village.*
*Note.*
*BROADCHALKE NEIGHBOURHOOD PLAN - local policy is relevant to planning - highlighted is, indifferent quality and inappropriate scale as sited point 3.1 building considerations. Section 3.1 (OUR ARCHITECTURAL HERITAGE) Clearly states if such indifferent development is allowed to continue, the overall character of the village which has been built up over centuries could be undermined in a few decades. Infilling has continued to the present day, with variable results: where the new buildings reflect the vernacular scale & pattern of the older village buildings they fit it harmoniously. All too often later developments and infill have ignored these rules and are of indifferent quality or of inappropriate scale.'*

Parish Council: None Received

This application is seeking to amend condition 2 of planning approval 18/03321/VAR.

Condition 2 of the permission is worded as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans:

- Drg. no. 02 Site Location Plan Date rec. 09/04/18
- Drg. no. 100-B Proposed Site Plan Date rec. 09/04/18
- Drg. no. 101-B Proposed Floor Plans Date rec. 09/04/18
- Drg. no. 102-B Proposed Floor Plans Date rec. 09/04/18
- Drg. no. 103-B Proposed Elevations (revised) Date rec. 01/05/18
- Drg. no. 104-B Proposed Elevations Date rec. 09/04/18

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

The application details that the applicants wish to amend the proposed footprint of the garage conversion to shift to match the existing garage footprint, partial change of façade materials and window positions to garage conversion, erection of a single-storey garden shed with timber cladding and duel pitched clay tile roof, and subsequent reduction in parking area.

**ASSSESSMENT**

Application 17/01857/FUL for the proposed alterations to include conversion of existing garage, proposed single and two-storey extensions, dormer extension and alterations to parking and access arrangements April 2017. The Officer highlighted that the footprint of the dwelling would be altered slightly however would remain relatively unchanged in size. The Officer concluded that the scale and design were acceptable and did not consider the proposal to represent overdevelopment of the site as sufficient amenity would be retained and considered that the proposal as suggested would not be unduly harmful to the landscape character of the AONB. The VAR application submitted seeks to amend the proposed timber cladding to the garage conversion approved under 17/01857/FUL to brickwork to match that of the existing dwelling. This is considered a suitable amendment and will maintain the existing character of the dwelling. The streetscene features dwellings of varied style and layout, and maintaining the brick façade to the garage conversion is deemed of no impact on visual amenity within the landscape or broader setting.

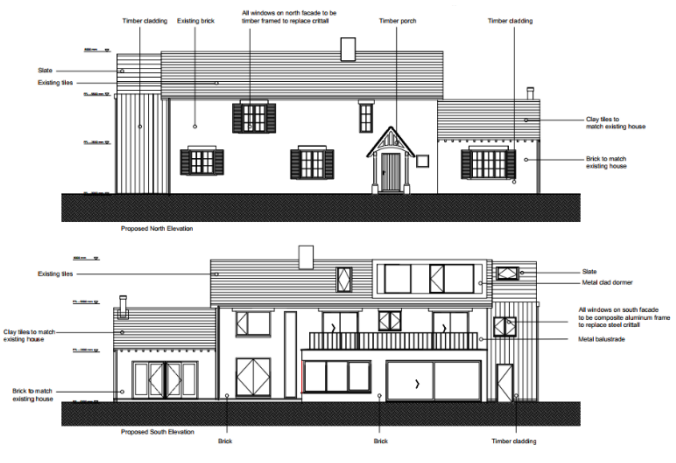
The application also seeks to amend the ground floor plan approved under 18/03321/VAR for the garage conversion to be shifted marginally to the north west, to bring to the front and rear elevations in line with the host dwelling, as originally approved in application 17/01857/FUL. This is a minor alteration, and has previously been approved by the Local Planning authority, therefore there is no objection to this amendment. The garage conversion will no longer be implemented in a staggered nature, and will appear cohesive across the dwelling, as was maintained in the existing dwelling prior to development.

The alterations to the scale and layout of windows on the previously approved garage conversion are to be amended, as shown below.

<u>Previously Approved North and South Elevations</u>

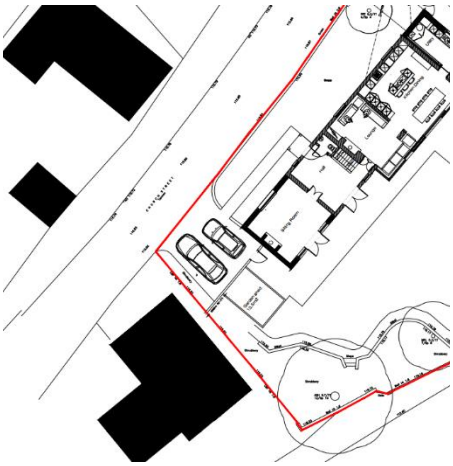


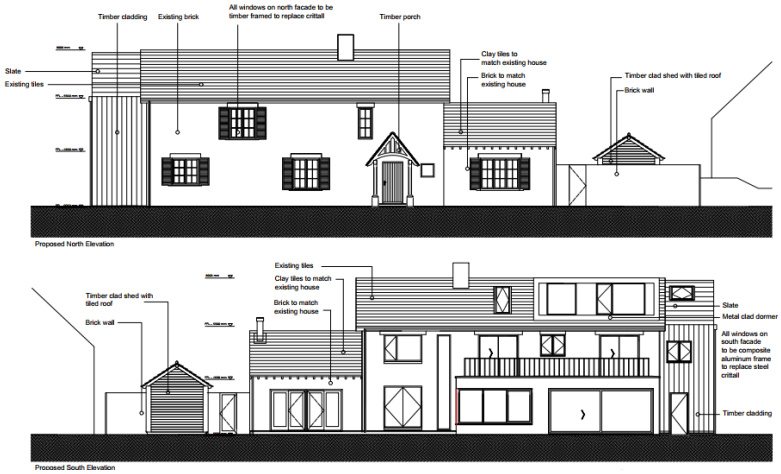

<u>Proposed North and South Elevations</u>



The fenestrations to the north elevation from the previous approval which featured a narrow, tall, window adjacent to the porch entrance to the main dwelling, and rooflight are to be amended to a 3-pane timber window with shutters, matching that of the existing dwelling in style and layout. The fenestrations to the south elevation of the garage conversion were approved to be implemented as French doors, and the application seeks to amend this to be implemented with 4-panel bifold doors. This is considered a minor alteration, which would have no further impact n residential amenity than the previously approved. The south elevation is considered visually cohesive, and suitable within the context of the site and broader landscape setting.

The proposed shed is to be sited 2 metres from the side boundary of the site, with a pitched roof height of 3.7 metres. The shed is not forward of the principal elevation of the host dwelling, is of single storey construction, to be finished in timber cladding, and to be used incidental to the enjoyment of the dwellinghouse.






An elevational drawing has been provided, shown above, to include both the dwelling, as proposed, and the proposed shed. This is not considered of measurable impact on the streetscene and is of a suitable scale given the scale of the host dwelling, and residential curtilage for it be sited. Concern was raised during consultation for the roof height of the shed, and potential impact of overdevelopment on the existing streetscene. The proposed shed is set back from the front elevation of the dwelling, behind the designated parking area identified in the site plan. The site is set within a residential street, and from the highway is not considered overly prominent, as can be seen from the submitted drawings.

The comments received during consultation refer to the two-storey extension previously approved, and this does not form part of the consideration for this VAR application. Reference was made to the Broad Chalke Neighbourhood Plan, however Bowerchalke is not included or

mentioned in the Neighbourhood Plan, therefore the policies are not relevant to this application. The application (17/01857/FUL) has previously been assessed for its impact on the landscape and visual amenity, alongside potential neighbour impacts and the works were approved. Loss of private view is not a planning matter or material consideration for planning permission, and although noted in the consultation response, does not provide basis for refusal of permission. The garage conversion roofline is not to be altered from the previous approval and is not therefore considered of harm to the character or appearance of the area or existing dwelling.

**CONCLUSION**

It is considered that condition 2 was imposed on the original permission for the avoidance of doubt and in the interests of proper planning. The condition will be amended to include the revised plans, and to include the proposed shed. It is asserted that all other conditions on the original decision remain pertinent and have also been reimposed as appropriate. A new permission is therefore issued to include the following conditions:

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:
Location Plan Date Received: 24/07/2023
Proposed Ground & First Floor Plans ref: 101C Date Received: 24/07/2023
Proposed Site Plan ref: 100C Date Received: 24/07/2023
Proposed East & West Elevations ref: 104D Date Received: 18/08/2023
Proposed South & North Elevations ref: 103C Date Received: 18/08/2023
Proposed Shed Elevations ref: 106A Date Received: 24/07/2023
Proposed Attic and Roof Plans ref: 102C Date Received: 24/07/2023
Elevations with Shed Shown ref: 107A 18/08/2023
REASON: For the avoidance of doubt and in the interests of proper planning.

3.Materials shall be as shown on the approved plans and application form.
REASON: In the interests of visual amenity and the character and appearance of the area.

4.Before the development hereby permitted is first occupied the windows in the first and second floors of the northeast and southwest elevations shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and the windows shall be maintained with obscure glazing in perpetuity.
REASON:  In the interests of residential amenity and privacy.

5.No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveways), incorporating sustainable drainage details, has been submitted to and approved in writing by the local planning authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.
Reason: To ensure that the development can be adequately drained.

6.The development hereby permitted shall not be first brought into use until the first five metres of each vehicular access has been consolidated and surfaced (not loose stone or gravel). The accesses shall be maintained as such thereafter.
Reason: in the interests of highway safety.

7.Each vehicular access shall remain ungated.
Reason: In the interests of highway safety.

INFORMATIVE

The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from the local 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 Council's Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352.