CASE OFFICER'S REPORT

Application Reference:	PL/2023/06994
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	14 September 2023
Case officer:	Helena Carney

Site Address:	30 ROW LANE, SEEND, MELKSHAM, SN12 6PR
Proposal:	Single storey Conservatory to rear elevation
Recommendation:	Approve with Conditions

Note: It is considered that the application can be determined without the need for a physical site visit. This is because the applicants have supplied photographs of the site from all relevant angles and the plans submitted clearly describe the extent of the development. It is therefore considered that there is sufficient information available to reach a decision.

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 57: Ensuring High Quality Design & Place Shaping

Seend Parish Neighbourhood Plan 2020 – 2030, made May 2021

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

ISSUES

• Impact upon amenity of occupiers of neighbouring properties
• Impact upon visual amenity

RELEVANT PLANNING HISTORY

• K/34767 - Erection of first floor bedroom extension and conservatory, approve 06/11/1997
• K/36123 - Revised plans for extension, omitting window and using bradstone masonry block, approve 03/09/1998
• K/44794 - Conversion of part of garage into a hobbies room, refuse 21/02/2003
• K/45685 - Removal of condition no. 2 to K/036123 requiring garage to be retained for parking purposes, and provision of additional parking space, approve 22/07/2003

REPRESENTATIONS

Seend Parish Council: no objection

Third Party representations: none received

ASSESSMENT

The application site relates to a two-storey semi-detached property located on Row Lane on the outskirts of Seend.

The application property benefits from a parking area to the front and a rear garden. There is an adjoining property to the north-eastern side and neighbouring properties located to the front on the opposite side of the lane. Open countryside lies to the rear and south-western side of the application site. A Public Right of Way (SEEN15) runs along the side of the application site.

The Proposals:
This application is seeking planning permission for the construction of a rear conservatory. The proposed conservatory will be constructed with a pitched glazed roof and will measure approximately 3.5m deep x 3m wide, 3m to the ridge and 2.2m to the eaves.

The conservatory will be set on a dwarf wall measuring approximately 0.65m high constructed of stone to match existing, with glazing above.

Impact upon amenity of occupiers of neighbouring properties:
The proposed conservatory will be constructed at least 12m from the side elevation of the adjoining property located to the north-east. There are no properties located to the south-western side of the application site adjacent to the proposed development.

Given the separation distance that exists and the single-storey nature of the proposals, it is considered that the proposed conservatory will not materially impact upon the occupiers of the adjoining property as a consequence of overbearing impact, overshadowing or direct overlooking.

Impact upon visual amenity:
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.

It is noted that a mono-pitch gazebo has been erected in the same location as the proposed conservatory, which is ground mounted and fixed to the rear elevation of the host dwelling. The gazebo comprises what appears to be Perspex panels on the western side adjacent to the application boundary. Whilst the proposed conservatory will be slightly deeper than the existing gazebo that it will replace, it will not appear as a completely new feature when viewed from the public right of way located to the west of the application site.

The proposed development will be constructed to an appropriate scale and design and of suitable materials (stone plinth to match existing, grey UPVC frame, windows and doors).

It is also worthy of note that the adjoining property benefits from a single-storey rear extension and as such the proposed conservatory will not appear out of character.

Given the above, it is considered that the proposed development will not harm the character and appearance of the host dwelling or cause harm to visual amenity.

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: (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:

Application Form; Proposed Site Plan; Proposed Layout Drg No. CN-07 - 1327809

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

3 Any stone to be used in the construction of the external surfaces of the development hereby permitted shall 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.