CASE OFFICER'S REPORT

Application Reference:	PL/2023/07124
Application Type:	Householder planning permission
Site Inspection:	29 September 2023
Consultation ends:	20 September 2023
Case officer:	Helena Carney

Site Address:	4 Scholars Park, Rowde, Devizes, SN10 2AH
Proposal:	Single storey rear extension
Recommendation:	Approve with Conditions

POLICIES

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

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

ISSUES

- Impact upon amenity of occupiers of neighbouring properties
- Scale, design and materials

RELEVANT PLANNING HISTORY

K/57111/F - Conservatory to dwelling under construction, approve 30/08/2007

REPRESENTATIONS

Rowde Parish Council: no comment received at time of writing

Third Party representations: none received at time of writing

ASSESSMENT

The application site relates to a two-storey detached property located at the end of a small cul-de-sac in an established residential area in the village of Rowde.

There are neighbouring properties located to the front, rear and to either side of the application site.

The application property benefits from a detached garage and a rear garden. The application property has been extended previously by way of a rear conservatory.

The Proposals:

This application is seeking planning permission for the construction of a single-storey rear extension to be sited between the existing conservatory and the side (eastern) boundary.

The proposed extension will be constructed with a pitched roof and will measure approximately 6.1m deep x 5m wide, 3.8m to the ridge and 2.5m to the eaves.

It is also proposed to raise the cill level of an existing small rear window at first floor level to facilitate the construction of the proposed extension.

Impact upon amenity of occupiers of neighbouring properties:

The proposed extension will be constructed hard up to the side boundary of the application site adjacent to the rear gardens of neighbouring properties (No.s 2 & 3 Scholars Park – at least 16m from No.2 and at least 12m from No.3). The proposed extension will be constructed at least 16m from neighbouring properties located to the rear (No.s 31, 32 & 33 Springfield Road).

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

The proposals also involve raising the cill height of an existing small window in the rear elevation at first floor level. This is considered to be minor change which 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.

The proposal to raise the cill height of an existing rear window is considered to be a minor alteration, necessary to construct the rear extension. There are no concerns from a planning perspective as it will match the size and height of an adjacent rear window.

The proposed extension will be constructed to an appropriate scale and design and of suitable materials (brick wall on side boundary, horizontal timber cladding and roof tiles to match existing). It is therefore considered that the proposed development will not harm the character and appearance of the host dwelling. Furthermore, as it will be constructed to the rear of the application property and not readily visible from public vantage points, it will not harm the character and appearance of the wider area.

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; Location Plan; Drg No. P1-2073-Planning1.dwg House as proposed

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

Informatives: (1)

3 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.