CASE OFFICER'S REPORT

Application Reference:	PL/2023/06986
Application Type:	Householder planning permission
Site Inspection:	26 September 2023
Consultation ends:	21 September 2023
Case officer:	Joe Leesam

Site Address:	10 ALEXANDER FIELDS, UPAVON, PEWSEY, SN9 6NB
Proposal:	Single storey rear extension and alterations to facilitate housing an elderly relative.
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 57 - Ensuring High Quality Design & Place Shaping
Core Policy 58 - Ensuring the Conservation of the Historic Environment

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

Sections 16 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

REPRESENTATIONS

Upavon Parish Council - No response received at time of writing.

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

ASSESSMENT

The application relates to 10 Alexander Fields in Upavon, Pewsey. It is a two-storey detached property situated in a residential area.

Proposals:
The application seeks consent for a single storey rear extension and alterations.

Impact upon the amenity of occupiers of neighbouring properties:
Due to the application's nature as a single storey rear extension, which is sited away from the shared boundaries,, 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 plans.

Scale, design, materials, and impact upon the setting of the Upavon Conservation area:
Local Authorities are required by Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. This is locally reflected within Core Policy 58.

Whilst the site is not located within the Upavon Conservation Area, it does lie directly outside the boundary and therefore within the setting of this designation. While the property lies on the boundary of the Conservation Area, the host dwelling is modern in construction and is set within a cul-de-sac of properties of the same nature. The cul-de-sac is relatively secluded and has no impact upon the views of any heritage properties.

The extension will be sited to the rear of the property where it will have no material impact upon the visual appearance of the house from the street. While the extension is single storey, it is relatively large, but the garden is of a considerable size so it can comfortably accommodate this increase in floor print. The extension spans almost the entire width of the existing house but it is set back from both side elevations, so there is an adequate degree of visual subservience. The scale of the extension is therefore considered acceptable.

The extension will have a flat roof; this is the only viable roof which could be implemented for an extension of this size so while it is a little more modern in appearance than the traditional style of the existing house, this is considered acceptable given the relatively modern construction of the host dwelling and the lack of impact the extension will have upon the visual amenity of the wider street scene.

There will be a large set of sliding doors on the majority of the rear elevation of the extension, with a smaller pair of sliding doors on the right-hand side of the same elevation. There will also be windows on both side elevations. All windows/doors are considered acceptable.

The exterior walling of the extension will consist of bricks to match existing. The specification of the windows has not been provided but this will not have a material impact upon the approvability of the application in any case. The materials are therefore considered acceptable.

Given the extension's modest nature and discreet siting at the rear of the property in a secluded cul-de-sac, the proposed extension would not be considered to have any impact upon the setting of the Upavon Conservation Area and the character and appearance would be preserved.

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: (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:

- Proposed & Existing Plans *115/01*
- Proposed Elevations *115/02*
- Site Plan *115/04*
- Site Location Plan
- Application Form

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