CASE OFFICER'S REPORT

Application Reference:	PL/2023/06800
Application Type:	Householder planning permission
Site Inspection:	12 September 2023
Consultation ends:	11 September 2023
Case officer:	Joe Leesam

Site Address:	8 THE GROVES, CHILTON FOLIAT, HUNGERFORD, RG17 0TU
Proposal:	ERECTION OF A DOUBLE GARAGE, ROOF ALTERATIONS, INTERNAL ALTERATIONS, NEW PORCH AND CONVERSION OF EXISTING GARAGE INTO GAMES ROOM
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 51 - Landscape
Core Policy 57 - Ensuring High Quality Design & Place Shaping

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

The North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024

PLANNING HISTORY

K/19893 – Erect Two-Storey and Garage Extension and Form New Vehicular Access. Approved with Conditions 10th June 1998.

REPRESENTATIONS

Chilton Foliat Parish Council - No response received at time of writing.

Highways Department – No Objection subject to condition.

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

ASSESSMENT

The application relates to 8 The Groves in Chilton Foliat, Hungerford. It is a two-storey, semi-detached property situated in a discreet location in a residential area. The site is washed over by the North Wessex Downs AONB.

Proposals:
The application seeks consent for the erection of a double garage, roof alterations, internal alterations, new porch, and conversion of existing garage into games room.

Impact upon the amenity of occupiers of neighbouring properties:
The garage conversion into a games room will involve the replacement of the garage doors with floor-to-ceiling windows and doors, these are proposed to be obscure glazed. There will also be a rooflight installed in the roof of the garage on the same elevation. These will face into the garden of 6 the Groves but would not impose any overlooking of the house itself. Given that the doors will be at ground floor level and the rooflight will only be overlooking the very bottom of the neighbouring garden and would be circa 25m from the shared boundary, the conversion of the existing garage would not give rise to such unacceptable overlooking or loss of privacy that would warrant an objection.

The proposed new garage is situated close to the boundary shared with 6 The Groves, while this may introduce a small level of light blocking in the garden of the neighbouring property this would have a negligible impact and would not be considered reason for refusal, in particular as this is a single storey structure, and for the same reason it would not be considered to create an oppressive environment. The garage would also not give rise to any adverse overshadowing due to the northern siting.

There will be a fair amount of alterations to windows and doors throughout the property, these are for the most part replacements of existing but there are some new windows introduced. None of the alterations on the ground floor will have any impact upon neighbouring residents and the only new window on the first floor will be on the west elevation where there is already a window existing close to the proposed, so this will not introduce any materially new overlooking of the neighbouring school. The replacement of the first floor window on the west elevation with a Juliette balcony is also considered acceptable as it is only increasing the size of the window and will, again, not have a material impact upon the levels of overlooking.

In respect of the issues discussed above, the proposed plans are not considered to impose any unacceptable levels of overlooking, light blocking or the creation of an oppressive environment for neighbouring residents.

Scale, design, and materials:
The garage conversion will involve the replacement of the existing garage door with floor to ceiling windows/doors and the instillation of a rooflight on the same elevation. There will also be an existing window filled in on the west elevation. This will have a negligible impact upon the visual amenity of the garage and is therefore considered acceptable.

The proposed new garage will have a pitched hip-to-gable roof set at a lower pitch than the existing garage. The difference in pitch is understandable as the existing garage has a notably steep pitch so the shallower pitch is less visually intrusive and will have less of an impact upon the neighbouring property in amenity terms. The garage is considered appropriate in its scale and

would appear subservient to the main dwelling. Although known to be introducing another large outbuilding on the plot, the development would not result in any adverse overdevelopment and whilst is forward of the building line of No. 8 and 7, is an acceptable location at the end of the access point. As such this element is not considered to give rise to any harm to the character and appearance of the area and street scene.

The new porch will be sited on the principal elevation and will service a new front door, this is set in the center of the house and appears proportionate and appropriate in its proposed position and scale. It will have a lean-to style roof with a gable end with a matching pitch to the existing hipped gable. A window will be removed to allow space for the new front door/porch and a new window will be installed to the side of the front door. The new front door arrangement is considered acceptable given its traditional appearance and proportionate design.

A door on the ground floor of the rear elevation will be removed and will be replaced with a window, a newly positioned door will be installed upon the same elevation and a porch will also be removed. These adjustments will have no material impact upon the visual appearance of the property and are therefore considered acceptable.

A new roof will be installed on an existing lean-to extension, with a shallower pitch to allow space for a first-floor window. There will also be a chimney removed upon this elevation alongside the instillation of bi-fold doors and a pair of sliding doors on the ground floor, alongside a first floor Juliette balcony above. These alterations will modernize the property, but this is not considered to have a negative impact upon the visual amenity of the house given the discreet siting to the rear and lack of heritage value the property offers.

In respect of the above, the proposed plans are considered acceptable on visual amenity grounds.

Highways/Parking:
While the proposed plans involve the conversion of a garage, a new garage will be constructed to replace this. The proposed plans do not involve any increase in the number of bedrooms and there is ample parking upon the property in any case. There will be no changes to the access.

Highways have been consulted and have responded with no objections subject to conditions, namely that the new garage cannot be converted to residential. This has been included as part of the approval.

Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB):
The proposed extension will be read in context with the host dwelling and as there will be no encroachment into the open countryside, no harm will be caused to the special qualities of the AONB.

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: (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:

- Front View 3D 1 *P-12*
- Side View 3D 2 *P-13*
- First Floor Plan As Proposed *P-08*
- New Garage As Proposed *P-11*
- Ground Floor Plan As Proposed *P-07*
- Proposed North & East Elevations As Proposed *P-10*
- Site Plan As Proposed *P-06*
- South & West Elevations As Proposed *P-09*
- Site & Location Plans As Existing *P-01*

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

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), the new garage hereby permitted shall not be converted to habitable accommodation.

REASON: To safeguard the amenities and character of the area and in the interest of highway safety.