Wiltshire Council

Tuttle Architectural Services

Development Services
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03 April 2023

Dear Sir/Madam,

Application No:	ENQ/2023/00099
Application Type:	Pre-Application enquiry
Proposal	Extensions, alterations and conversion into two dwellings
Site Address	209 HIGH STREET, BURBAGE, MARLBOROUGH, SN8 3AR
On Behalf of:	

I refer to your pre-application enquiry which was lodged/registered on 20 January 2023.

In response to your enquiry I hope that you will find the following information helpful.

Please note that this advice represents an officers' informal opinion based upon the information you have provided. It is given without prejudice to any decision the Council may make on any subsequent formal planning application. In particular, a planning application will be the subject of publicity and consultation in accordance with the Council's procedures which may bring to light additional issues, and as you will be aware, advice offered is based on the planning policies that apply at the time of writing.

1. Summary
The proposal has some merit and it is the following points raised that would require further consideration before the submission of an application.

2. Relevant policies and guidance:
The site is located within the Limits of Development of Burbage as designated by the Wiltshire Core Strategy. The site is located within the North Wessex Downs AONB and adjoins the Burbage Conservation Area. Approximately 25 metres to the west are some Grade II Listed structures.

The following policies and guidance is therefore considered relevant:

Wiltshire Core Strategy (WCS) (2015)
Core Policies CP1, CP2, CP18, CP43, CP45, CP50, CP51, CP57, CP58, CP60, CP61, CP64, CP68

National Planning Policy Framework (2021)

Planning Practice Guidance (PPG)

3. The proposal
You propose the extension of the existing dwelling and its subsequent sub-division to provide two dwellings. The design of the existing is similar to that approved under application 21/02309/FUL.

4. The principle of development
The Wiltshire Core Strategy identifies the site as being within the limits of development where the Spatial Vision for sustainable development within Wiltshire (Core Policy 1 and Core Policy 2) directs new housing to be developed in the larger settlements. In terms of principle the development proposed would be in accordance with the Spatial Vision and policies of the Wiltshire Core Strategy.

5. Material considerations

Site History: -
• K/21071 - ERECTION OF REPLACEMENT PORCH – approved conditionally
• K/41833 - The erection of two storey and single storey extensions - refused
• K/42646 - The erection of a two storey extension and double garage re-submission of K/41833 – approved conditionally
• 21/02309/FUL - Part first floor and part 2-storey rear extension – approved conditionally

6. Other considerations

Layout and design
Core Policy 57 requires a high quality of design that draws on the local context and which is complementary to the locality. The provision of a new dwelling with associated access, parking and the impact on the existing built form and amenity of the area are material considerations.

It is acknowledged that the scale of extension works to the existing building have fundamentally been agreed under application 21/02309/FUL, including moving the parking further south along the sites boundary. Whilst the site is located within the AONB it is also contained by the built form of the village and as such would not have an impact on the wider landscape designation. As such the scheme in terms of built form is generally accepted. On balance the scheme proposed is considered to comply with the criteria of CP51 and CP57 of the WCS (2015).

Residential amenity
New dwellings are expected to meet the minimum Nationally Described Space Standards, and private outdoor amenity space should, as a minimum, equal to the footprint of the dwelling.

Applications also need to demonstrate an acceptable impact on neighbouring amenities. With regard to the level of detail supplied it is considered that the proposal would unlikely have a significant impact on the amenity of neighbouring properties, although this would be fully considered at application stage with consultation with the occupiers of neighbouring properties.

Drainage / Water
Any proposals for the site would need to provide for sustainable drainage to ensure that surface water run-off and sewerage disposal are both adequately dealt with. Full details of any drainage system would be required in support of an application.

Highways and parking

The scheme proposes two new areas for parking of two cars per dwelling at the end of the garden.

Comments from the highway officer advise, based on the information provided: -
• From a highway perspective they are happy to accept the conversion into two dwellings, and that the road network and current access is suitable to accommodate any potential extra movements.
• The parking as proposed is not viable in terms of accessibility. It is considered that the parking area for the second property will be hard to access. The applicant should ensure that the spaces have at least 6m to the rear of the parking space to allow turning. It is considered that tracking diagrams to show that is it possible to turn in and out of the proposed parking spaces should be submitted in support of an application.
• Each house will need to be provided with at least one EV charging point.
• Each house will require a location for bin storage and an area allocated for road side collection so bins are not on the footway.
• Each house should demonstrate adequate cycle storage.

The failure to provide the details as required above which would need to be met at full planning would result in a lack of support for the proposed scheme based on insufficient information.

Ecology
In accordance with the Council's published local validation requirements any application would need to be supported by an ecological assessment/ protected species surveys.

Waste and refuse
Development of the site would need to provide for refuse storage and collection facilities, and in accordance with the Council's adopted Waste Collection – Guidance For New Developments Supplementary Planning Document

7. Summary

In summary the proposal is considered to have some merit and it is recommended that any submission comes forward with sufficient information to answer the points raised above.

Yours faithfully
Head of Development Management

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