CASE OFFICER'S REPORT

Application Reference:	PL/2023/06911
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	20 September 2023
Case officer:	Lucy Rutter-Dowd

Site Address:	6 St Mary's Road, Market Lavington, Devizes, SN10 4DG
Proposal:	New garden wall to enclose re-located oil tank.
Recommendation:	Approve with Conditions

Proposal and Site Description

The application relates to no. 6 St Marys Road in Market Lavington. The property occupies the corner plot on the entrance to the close and benefits from a rear walled garden and off street parking spaces. The oil tank is situated within the rear garden. The property benefits from ownership of a portion of land beyond the rear wall which is currently planted with shrubbery. The site lies within the designated conservation area.

The proposal involves relocating the existing oil tank to the area of land at the rear of the garden with the erection of an additional garden wall to screen the tank. The proposal requires planning permission due to permitted development rights being removed under previous consents.

Policies

National Context:

National Planning Policy Framework (NPPF) Planning
Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990
Local Context:

Wiltshire Core Strategy (WCS) adopted 2015

- CP57 Ensuring high quality design and place shaping
- CP58 Ensuring the conservation of the historic environment

Key Issues

• Design and visual impact.
• Whether the proposal will preserve or enhance the character and appearance of the conservation area.
• Impact on neighbour amenity.

• Parking / Highways.

Relevant Planning History

K/52372/F - Community hall, 6 houses and associated car parking and landscaping - Approved

K/56765/F - Erection of six dwellings and associated parking and landscaping (revision to K/52372/F) - Approved

Consultation Responses

Market Lavington Parish Council - No Objection.

Representations

None received.

Planning Considerations and Assessment

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Design and visual impact.

Core Policy 57 of the Wiltshire Core Strategy states that *"A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality."* Proposals should seek to enhance local distinctiveness and have regard to existing townscapes, patterns of development and the historic environment and landscape setting.

The proposed wall will be built in the same style and with the same materials as the existing boundary walls. It is noted that an area of planting will be lost, however, the plans demonstrate a small strip of retained planting so as not to completely alter the existing character of the rear boundary of the property when viewed from the public realm.

The proposal will result in an improved use of the amenity space belonging to no. 6.

Whether the proposal will preserve or enhance the character and appearance of the conservation area.

The retained planting and matching design as mentioned above will enable the existing character of the designated conservation area to be preserved. It would be appropriate to add a condition to the decision notice to ensure the colour, texture, and bond of the brick work match existing in the interest of harmonious design and materials and the impact on the designated herniate asset.

Impact on neighbour amenity.

The wall will have no impact on neighbour amenity. The works will not result in a significantly different arrangement.

Parking / Highways.

The proposed wall will not be situated in a position which would alter the parking provision, access or visibility for vehicles. As such, there are not considered to be any concerns from a highway safety point of view.

Conclusion:

In conclusion, the proposed application seems fitting with regard 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:

Doc Title: Application Form.
Drg Title: Location Plan.
Drg Title: Existing Drawings, Location and Contextual Photographs. Drg No: P1.
Drg Title: Existing / Proposed Drawings, Site Plans. Drg No: P2.
Drg Title: Existing / Proposed Drawings, Street Elevation (Section A-A). Drg No: P3.
Drg Title: Existing / Proposed Drawings, Car Park Elevation (Section B-B). Drg No: P4.

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

3 The external brickwork for the development hereby permitted shall be constructed to 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 conservation area.