CASE OFFICER'S REPORT

Application Reference:	PL/2023/04676
Application Type:	Householder planning permission
Site Inspection:	09 October 2023
Consultation ends:	15 September 2023
Case officer:	Joe Leesam

Site Address:	DOWNS VIEW, OGBOURNE ST GEORGE, MARLBOROUGH, SN8 1SQ
Proposal:	Single Storey Extension Replacing Existing Garage. Update Facing Materials. Garden Room & Shed.
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

REPRESENTATIONS

Ogbourne St George Parish Council - No Objections.

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

ASSESSMENT

The application relates to Downs View in Ogbourne St George, Marlborough. It is a two storey, detached house situated on a residential street. The site is washed over by the North Wessex Downs AONB.

Proposals:
The application seeks consent for a single storey extension replacing an existing garage, update of facing materials alongside a garden room & shed.

Impact upon the amenity of occupiers of neighbouring properties:
Due to the application's nature as a replacement single storey side extension and garden room/shed, there are no concerns raised regarding residential amenity.

There will be a negligible amount of built form added to the property which will only be on the ground floor. The only windows introduced will also be situated on the ground floor. Therefore, there are no concerns raised regarding overlooking, light blocking or the creation of an oppressive environment in relation to the extension.

The garden room/shed is single storey and modest in size, sited at the bottom of the garden. It therefore poses no concerns regarding residential amenity.

Scale, design and materials:
The extension and update to the facing materials section of planning application is retrospective, so these works have been viewed in person by the planning officer. The outbuilding is yet to be constructed.

The single storey side extension will replace an existing garage, with essentially the same footprint with a slight extension to the rear, bringing it in line with the rear elevation of the house. The existing garage had a flat roof whereas the new extension will have a pitched roof, this is viewed to be an improvement for the visual appearance of the house. There is also a change to the facing materials of the property, with white K-render on the ground floor and cedar cladding on the first. The updates to the facing material are of a high quality so overall the visual amenity of the house is considered acceptable.

There will also be a garden room and shed installed at the bottom of the garden. This will be single storey with a hipped roof, windows on the side elevations and French doors on the front. This will be clad in timber with a brick plinth. The garden room/shed is relatively modest in scale and traditional in appearance, it is therefore considered acceptable.

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 (2021).

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:

- Existing Elevations and Plans *974-01*
- Proposed Elevations and Plans *974-02 Rev D*
- Sunroom & Storage Shed *974-04 Rev A*
- Application Form

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