CASE OFFICER'S REPORT

Application Reference:	PL/2023/06519
Application Type:	Householder planning permission
Site Inspection:	12 September 2023
Consultation ends:	15 September 2023
Case officer:	Joe Leesam

Site Address:	1 WINDMILL CLOSE, ALDBOURNE, MARLBOROUGH, SN8 2DN
Proposal:	Addition of external wall insulation and render, replacement of roof
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

REPRESENTATIONS

Aldbourne Parish Council - No Objections.

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

ASSESSMENT

The application relates to 1 Windmill Close in Aldbourne, Marlborough. It is a single storey, detached bungalow situated in a residential cul-de-sac. The site is washed over by the North Wessex Downs AONB.

Proposals:
The application seeks consent for the addition of external wall insulation and render, alongside the replacement of the roof.

Impact upon the amenity of occupiers of neighbouring properties:
The proposed plans are strictly visual in nature and therefore hold no risk of creating any overlooking, light blocking or an oppressive environment. Residential amenity is therefore no cause for concern.

Scale, design and materials:
The external walling of the property will be faced in off-white K-render; while this is a departure from the vernacular of the street the property is set within, white render holds precedence in other properties within close proximity. The render choice is therefore considered acceptable. There will also be cedar cladding installed on the front porch, this is also considered acceptable.

The existing white UPVC windows/doors will be replaced with grey UPVC windows and a grey composite front door. This will modernise the externl appearance of the property but is not viewed to be negatively impactful, this change is therefore considered acceptable.

The new roof will consist of either fibre cement or concrete roof slate in the colour graphite. While it is not natural slate, this will not impose any material harm to the appearance of the property given the lack of heritage value the current property holds. The style of the roofing material is in keeping with the locality and is therefore considered acceptable.

Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB):
The proposed alterations 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 and Proposed East Elevations *002 Rev 02*

- Existing and Proposed Ground Floor Plans *001 Rev 02*
- Existing and Proposed North and South Elevations *004 Rev 02*
- Existing and Proposed West Elevations *003 Rev 02*
- Site Block Plan *TQRQM23212152050744*
- Site Location Plan
- Application Form

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