CASE OFFICER'S REPORT

Application Reference:	PL/2023/06943
Application Type:	Householder planning permission
Site Inspection:	10th October 2023
Revised Publicity Expired:	11th October 2023
Revised Target Date:	20th October 2023
Case officer:	James Repper

Site Address:	LYDBROOK, TANNERS LANE, SHREWTON, SALISBURY, SP3 4JT
Proposal:	Single-storey rear extension. Two-storey side extension replacing existing store and replacing the thatched store roof with Slate.
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site is a semi-detached residential dwelling, located in the heart, and associated settlement boundary, of the large village of Shrewton, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 4 (Spatial Strategy for the Amesbury Community Area). The application site is surrounded by other residential dwellings and their amenity/parking provisions, some of which have undergone extensions and alterations over time.

PROPOSAL:

This is a householder planning application proposing the addition of a single-storey rear extension and an additional two-storey rear extension plus associated works. During the application phase, the plans have undergone a level of revision to include the re-roofing thatched element of the building to the north to now be of Slate rather than thatch.

RELEVANT PLANNING HISTORY:
None

POLICIES:
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019

Wiltshire Core Strategy:
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP4 (Spatial Strategy for the Amesbury Community Area)
CP57 (Ensuring High Quality Design & Space Shaping)

Supplementary Planning Documents:
Creating Places Design Guide SPG (April 2006)

REPRESENTATIONS:

Shrewton Parish Council – No Objection

Letters – None Received

ISSUES:
The main considerations which are material to the determination of this application are listed below:

- Principle
- Character & Design
- Neighbouring Amenities

PLANNING ASSESSMENT:

Principle:
The site is located upon a residential road of mixed-form housing within the settlement boundary of the large village of Shrewton, part of the Amesbury Community Area. WCS policies 1 and 4 set out a settlement and spatial strategy stating that the principle of development in large villages is considered acceptable but is limited to that needed to help meet the housing needs of the settlement.

Furthermore, the site is already in use for residential purposes and the principle of extensions or additions to be used in association with the existing residential use of the site is accepted. This principle acceptability is however subject to the detail, such as its implications for the character of the area; and neighbouring amenities. These will therefore be addressed in more detail below.

Character & Design:
Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality; A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

In this instance, it is considered that the proposed works are relatively minor in terms of scale and mass and will use materials matching that of the main dwelling. It would appear that pains have been taken to minimise the effect of the proposed works on the public realm, other than the replacement of the thatch and a small flat-roofed link section, the works will be concealed from the public realm by the existing structure. The host building itself has been through many alterations throughout its history and as such offers a mixed-form all of its own and is located upon a through road of vastly varying forms. Overall it is considered that the changes to the property maintain the character of the application site whilst the replacement of the thatched roof is considered to be permitted development under the terms of the General Permitted Development Order Part 1 Class C. Overall, it is considered that the proposed works are of an appropriate scale, mass, height and design to maintain the character of the application site, would not be detrimental to the street scene and would not harm the character of the surrounding area.

Neighbouring Amenities:
WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should "*always seek to secure high quality design and a good standard of amenity for all existing and future*

occupants of land and buildings". Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

It is considered that due to the existing relationship between the application site and neighbouring properties, the proposals would not significantly alter any degrees of overlooking or overbearance, as such it is concluded that the proposals would not cause harm to the enjoyment of designated amenity spaces available to the occupiers of neighbouring dwellings.

CONCLUSION:
The proposal would be of an acceptable overall scale and would result in limited implications for the character of the street scene. Similarly, due to its scale and limited height, it is considered that the proposal would be unlikely to have a significant impact on the amenities enjoyed by occupiers of adjacent dwellings.

The proposal would, therefore, accord with the aims and objectives of the Wiltshire Core Strategy and other Government guidance and is recommended that planning permission be granted for the proposal.

RECOMMENDATION:
Approve subject to the following 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:

Application Form & Certificate Received 15th August 2023
Plans Ref:
Existing Floor Plans, Elevations, Block Plan & Location Plan DWG: 1347-01 Received 16th August 2023
Revised Proposed Floor Plans, Elevations & Block Plan DWG: 1347-02-C Received 26th September 2023

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.

Informatives: (1)

4 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.