# CASE OFFICER'S REPORT

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| **Application Reference:** | PL/2023/03738 |
| **Application Type:** | Householder planning permission |
| **Site Inspection:** | 12 September 2023 |
| **Consultation ends:** | 21 August 2023 |
| **Case officer:** | Joe Leesam |

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| **Site Address:** | 9 STONE PIT LANE, URCHFONT, DEVIZES, SN10 4RW |
| **Proposal:** | Building of a two bedroom single storey extension onto the south elevation of the building, connected to the main house with a link 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)

Urchfont Wedhampton and Lydeway Neighbourhood Plan 2015-2026

**RELEVANT PLANNING HISTORY**

K/18658 – Erection of Outbuilding. Refused 6 March 1997.

15/09333/FUL – Single Storey Rear Extension with Flat Roof and Lantern. Approved with Conditions 16 November 2018.

**REPRESENTATIONS**

Urchfont Parish Council – Support.

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

**ASSESSMENT**

The application relates to 9 Stone Pit Lane in Urchfont, Devizes. It is a semi-detached house located at the end of a residential street.

Proposals:
The application seeks consent for a two-bedroom single storey extension onto the south elevation of the building, connected to the main house with a link roof.

Impact upon the amenity of occupiers of neighbouring properties:
Due to the application's nature as a single storey extension, there are no concerns raised regarding residential amenity. There is no risk of light blocking, overlooking or the creation of an oppressive environment occurring as a result of the proposed plans.

Scale, design and materials:
The extension will be sited to the side of the property and due to the host dwelling's position at the end of the street, the extension will not be visible to any neighbouring residents or upon the street. The addition of the single storey extension will result in a significant amount of built form being located within the garden of 9 Stone Pit Lane, but this does not currently have a significant impact upon the street scene due to the house's positioning and the new built form will not be visible from the pedestrian lane which services the property. The host dwelling's garden is if of a relatively large size which can comfortably accommodate the additional built form so while there will be a significant amount of built form located in the garden of the main dwellinghouse, this is not considered to have a detrimental enough impact upon visual amenity to be grounds for refusal.

The extension will be single storey and will have a flat roof. The structure is situated to the side of the house, essentially functioning as a stand-alone building. only being connected to the main dwellinghouse by a link roof. The exterior walling of the extension will consist of horizontal larch cladding, the rainwater goods will be black, and the windows/doors will be white UPVC. The design and proposed materials of the extension are considered acceptable.

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 (2023).

**RECOMMENDATION:**
Approve with conditions.

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**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:

- Proposed Garden House Contextual Elevations *200 (PL)024 p01*
- Proposed Garden House Contextual Floor Plans *200 (PL)022 p01*
- Proposed Garden House Contextual Roof Plans *200 (PL)023 p01*
- Proposed Garden House General Arrangements Elevations *200 (PL)020 p01*
- Proposed Garden House General Arrangements Floor Plans *200 (PL)021 p01*
- Proposed Garden House Existing and Proposed Location & Block Plans
- Site Location Plan
- Application Form

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

3 The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 9 Stone Pit Lane and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.