CASE OFFICER'S REPORT

Application Reference:	PL/2023/06871
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	20 October 2023
Case officer:	Clare Wood

Site Address:	57 BURR LANE, SHALBOURNE, MARLBOROUGH, SN8 3PS
Proposal:	PART CONVERSION OF GARAGE TO ANNEXE.
Recommendation:	Approve with Conditions

POLICIES:

National Planning Policy Framework 2023 (NPPF)

Wiltshire Core Strategy (WCS):

- Core Policy 51 Landscape
- Core Policy 57 Ensuring High-Quality Design and Place-Shaping

ISSUES:

Impact upon design and amenity.
Impact upon highways.
Impact upon the North Wessex Downs Area of Outstanding Natural Beauty.

RELEVANT PLANNING HISTORY:

- K/46459 - Replacement dwelling and garage - Granted 27.11.2003

REPRESENTATIONS:

Albourne Parish Council: No comments received.

Highways: No objection:

'I am happy to accept the changes to the building to form an Annexed residential unit. This location would mean an independent dwelling would be contrary to policy.

The site is large enough to accommodate the required parking and though the applicant has not provided a layout drawing showing where the parking will occur I am mindful that as the site is large enough I am not going to insist upon the parking being shown. Therefore, based on the information provided I am happy to offer no highway objection.'

Third Party Representations: No comments received.

ASSESSMENT:

The Application Site

The application site consists of a two-storey detached dwelling located on the outskirts of the village of Shalbourne. The dwelling sits within a large plot that is bounded by fields to the southeast and southwest, Burr Lane to the northeast, and Carvers Hill Farm to the northwest. The proposal relates to a detached garage positioned to the southwest elevation of the main dwellinghouse. The garage has a high pitch and has two garage doors within the front elevation.

Proposal

The proposal is for the part conversion of the garage into living space on ground level and a bedroom and bathroom within the roof space. Part of the garage will be retained as storage space. The proposal will involved the removal of one of the front garage doors to be replaced with brickwork, a window and an entrance door. An additional window will be inserted at first floor level on the front elevation of the garage. The proposal also includes the insertion of a pitched roof dormer window within the southwest roof plane of the garage. This dormer window will measure approximately 1.5 metres in width, approximately 2 metres in height, and will be set down slightly from the main ridgeline of the garage.

Impact upon design and amenity

Core Policy 57 of the Wiltshire Core Strategy requires new development proposals to respect the local context in terms of building layout, form, height, mass, scale, plot size and elevation design to effectively integrate proposals into their setting. Proposals also need to be compatible with adjoining buildings and uses and protect the amenities of existing occupants.

The proposed alterations to the garage at 57 Burrs Lane are considered to be appropriate in terms of design in order to protect the existing character and appearance of the building and its surroundings. There are no alterations to the built footprint of the building and the proposed window and door alterations are sympathetic with the existing appearance of the garage and adjacent dwelling. Revised drawings have included a set down of the dormer window from the main ridgeline of the garage to ensure the dormer window remains subordinate in appearance in relation to the garage. In terms of amenity, the isolated positioning of the dwelling and garage ensures that there will be no overlooking or impact upon privacy to any neighbouring properties.

Impact upon Highway Safety

In terms of highway safety, the Highways Officer has advised that there is no objection raised to this proposal as the site is large enough to accommodate the required level of parking for the dwelling without the garage spaces.

Impact upon the North Wessex Downs Area of Outstanding Natural Beauty

The proposal, due to its householder nature within the existing residential plot, will not encroach into the AONB and is therefore considered acceptable.

SUMMARY:

The proposal is considered acceptable in terms of its design. There will be no harm to the appearance of the building, levels of amenity or the North Wessex Downs AONB. The proposal is therefore considered compliant with the aforementioned policies.

RECOMMENDATION:

Approve with conditions.

Conditions: (4)

1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Application Form received by the Local Planning Authority on the 14th August 2023.
- Revised Proposed Floor Plans & Elevations (3254-03A) received by the Local Planning Authority on the 7th November 2023
- Location Plan received by the Local Planning Authority on the 14th August 2023.
- Site Block Plan received by the Local Planning Authority on the 14th August 2023.

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

2 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.

3 The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 57 Burr 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.

4 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.