CASE OFFICER'S REPORT

Application Reference:	PL/2023/08106
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	19 October 2023
Case officer:	Lucy Rutter-Dowd

Site Address:	3 HENMAN CLOSE, DEVIZES, SN10 1HD
Proposal:	New gable window for attic room
Recommendation:	Approve with Conditions

Proposal and Site Description

The application property is a link attached dwelling built using red brick to the walls, brown PVC doors and windows, and plain clay tile to the roof. The property is built within a cul-de-sac of dwellings built of the same design.

The proposal involves the insertion of a window in the side gable elevation, the purpose of which will allow natural light to enter the attic space which will be used as a hobbies room. The proposed window will match in design and colour, those used in the existing building. The site lies within the town of Devizes. There are no known constraints at the site.

Policies

National Context:

National Planning Policy Framework (NPPF) Planning
Practice Guidance (PPG)

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015

- CP57 Ensuring high quality design and place shaping

Key Issues

• Design and visual impact.
• Impact on neighbour amenity.

Relevant Planning History

There is no relevant planning history.

Consultation Responses

Devizes Town Council - No objections.

Representations

None received.

Planning Considerations and Assessment

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Design and Visual Impact:

Core Policy 57 of the Wiltshire Core Strategy states that *"A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.*" Proposals should seek to enhance local distinctiveness and have regard to existing townscapes, patterns of development and the historic environment and landscape setting.

The proposed window is considered to be acceptable in design terms. It will reflect the existing character of the property well and will improve the functionality of the property internally. The window will match in design and colour and precedence has been set by neighbouring properties for such development.

Neighbour Amenity:

There are no concerns regarding impact on neighbour amenity. A site visit was conducted which confirmed the outlook of the window would not impede on the privacy of the neighbouring dwelling, The window would overlook the existing driveways as such the private amenity space would be protected. In addition, there are no windows on the side elevation of the neighbouring property which would be affected by the proposed works.

Conclusion:

In conclusion, the proposed application seems fitting with regard to scale, design, and materials. The proposal is 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.

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:

Doc Title: Application Form.
Drg Title: Location Plan.
Drg Title: Existing Plans. Drg No: 2336-1.
Drg Title: Proposed Plans. Drg No: 2336-2.
Drg Title: Block Plan. Drg No: 2336-3.

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