CASE OFFICER'S REPORT

Application Reference: PL/2023/08392 74 Victoria Road, Wilton, Salisbury

PROPOSAL

This application seeks permission for the construction of a single-storey rear extension, and a single-storey detached outbuilding for use as a garden home office.

SITE DESCRIPTION/CONTEXT

The application site is a semi-detached dwellinghouse located off the northern side of Victoria Road, within the northwestern part of the town of Wilton. No. 74 is a two-storey dwelling which is bordered to the north, east and west by other residential dwellings. It is bounded to the south by Victoria Road, on the other side of which are further residential properties. The current proposal features the construction of a single-storey extension to the rear of the property, and a single-storey detached outbuilding which will be built adjacent to the northern boundary of the application site. The outbuilding will be for used as a garden home office.

RELEVANT HISTORY

S/1998/0054: Application for the erection of single & two storey extensions to rear of property, new porch, and loft conversion. Approved with conditions 13/03/1998.

POLICIES

National Planning Policy Framework (NPPF)

2. Achieving sustainable development
4. Decision-making
12. Achieving Well-designed places

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy
Core Policy 33: Spatial Strategy for the Wilton Community Area
Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design and Place Shaping

CONSULTATION

Wilton Town Council: Support.

Neighbour/third parties: None received.

PLANNING ISSUES

As outlined within the WCS Core Policies 1, 33, and 57, good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing, and high-quality design will be required for all new developments from building extensions through to major developments. Specific issues to be addressed in planning for the Wilton Community Area (Core Policy 33) include the need to ensure that Wilton's character and individuality as the 'ancient capital of Wessex' is maintained. All development within the Wilton Community Area will need to conserve the designated landscape of Cranborne Chase AONB and its setting, and where possible enhance its locally distinctive characteristics.

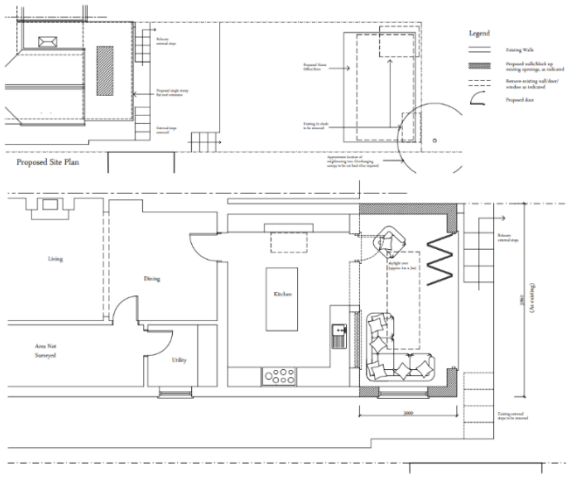
The key issues include:

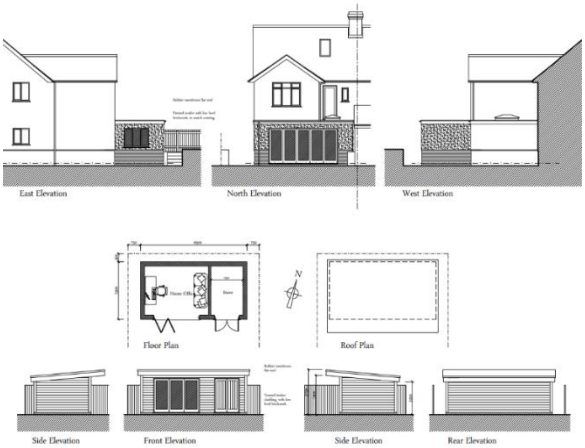
- Principle of Development
- Design, Scale, and Impact on the Character and Appearance of the Area
- Residential Amenity

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2044 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. At the current time of the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015).

This application seeks permission for the construction of a single-storey rear extension, and a single-storey detached outbuilding for use as a garden home office (Proposed plans and elevation drawings, and photographs of locations, below).









Principle of Development

There is no objection to the principle of the development, subject to consideration of all material planning issues and site-specific constraints.

Design, Scale, and Impact on the Character and Appearance of the Area

The proposed extension will increase the scale of the dwelling but will remain subservient to the host dwelling and is well-contained within the residential curtilage of the site. The proposed outbuilding, to be located at the far end of the back garden, is likewise well contained within the residential curtilage of the site.

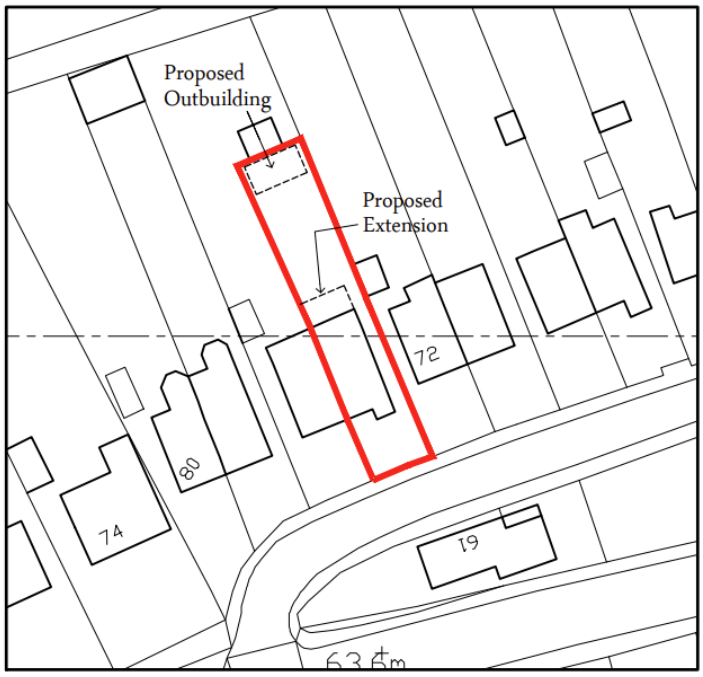
The proposed extension will be single storey, with a flat, rubber membrane roof with rooflight. The height of the roof is 2800mm. Whilst the flat roof is unsympathetic in style to the gable roof of the property, it is appreciated that the low roof line mitigates the impact on neighbour amenity. The extension will be finished with render with low level brickwork, to match the existing dwelling. This will make the extension appear cohesive with the rest of the property. The extension will be 5960 mm x 3000 mm, which is not deemed excessive. The extension will front on to the back garden with a row of five, full-length bifold windows/doors, and there will be a uPVC side window on the eastern elevation. The proposal will also see the removal of the existing kitchen window, whilst the relocation of steps within the terraced garden will maximise amenity space.

The proposed outbuilding, to be used as a home office with adjoining storage space, will be single storey with a mono-pitched, rubber membrane roof that is sloped to drain to the rear (north) of the outbuilding. The height of the roof is 2000 mm at the eave, to a maximum pitch of 2750 mm. The outbuilding will be finished in treated timber cladding, which is considered suitable given the residential setting and broader rural context. The outbuilding will 6500 mm x 3500 mm, which leaves plenty of amenity space within the centre of the rear garden. Access to the home office is provided via the front elevation, through a set of three, full-length bifold windows/doors. The store will be accessed via a separate set of timber doors. The proposed outbuilding will replace two pre-existing sheds, which are located within the northeastern and northwestern corners of the site respectively.

The broader setting means that the extensions do not contradict the existing landscape, and the scale and design would not be of detriment to visual amenity. The impact of development on the character and appearance of the area has been assessed, and alongside compliance with the relevant policies of the WCS, there is no substantive reason for refusal. The

development has utilised materials considered acceptable and complementary to the local area with no negative impact on the character of the dwelling, or the wider context and setting of the area. It is concluded that the proposal is of an appropriate scale and design, complimentary to the existing dwelling and its setting.

Residential Amenity



The impact on residential and neighbour amenity has been fully assessed, considering the potential impacts on neighbouring properties and living conditions. No third-party comments have been received and the Parish Council responded to consultation in support. Both the proposed extension and outbuilding falls within the boundaries of the site, and there is a precedent of outbuildings (two sheds) within this part of the garden.

The proposed extension has fenestrations on the rear and eastern side elevation. Neither of these sets of windows will be of impact on neighbouring properties, with the rear fenestrations in view of the private rear garden associated with No. 74, and the side fenestration overlooking a private side passage of No. 74 which is enclosed by a boundary wall and fencing.

The proposed outbuilding has fenestrations on its front elevation, which faces the rear elevation of the main dwelling. It will primarily overlook the private rear garden associated with No. 74. Due to the nature of the local topography, this part of the garden is more elevated than the residential properties to the south. It is thought that it will not overlook

either neighbour's adjacent rear gardens due to an existing boundary fence (see below) and hedge, and is not considered a cause of harm to neighbour amenity.



Neither the extension or outbuilding will be visible from along Victoria Road (See below).



Alterations have been made to neighbouring properties which has created a diverse streetscape. No neighbour or third-party objections or comments have been received. The impact of the proposal is not considered a sustained reason for refusal and is not deemed of significant harm on neighbour amenity.

CONCLUSION

The neighbour impacts, alongside the comments received during consultation, have been taken into consideration. In terms of bulk and scale, the proposal would not harm amenity or the character of the dwelling or the area. The proposal is in accordance with the objectives of the relevant Core Policies in the WCS; CP1 Settlement Strategy, CP33 Spatial Strategy for the Wilton Community Area, CP51 Landscape where the proposal is informed and sympathetic to the character of the area and landscape setting, and CP57 Ensuring High Quality Design and Place Shaping where the consistent sense of place is maintained through design and effective integration of the building into its setting, ensuring neighbour amenity has been fully assessed and considered through design, integration and scale within the setting of development. The application also adheres to the relevant objectives of the NPPF. It is therefore recommended that this application is approved with conditions.

RECOMMENDATION: APPROVE with conditions

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:

Location Plan and Site Block Plan.	Date Received: 29/09/2023
Existing Ground Floor Plans and Elevations.	Date Received: 29/09/2023
Proposed Plans and Elevations.	Date Received: 29/09/2023
Proposed Ground Floor and Site Block Plan.	Date Received: 29/09/2023

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

3. The garden outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 74 Victoria Road, Wilton, SP2 ODY, and it shall remain within the same planning unit as the main dwelling.
REASON: The additional garden room 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. Materials shall be as shown on the approved plans and application form.
REASON: In the interests of visual amenity and the character and appearance of the area.

5. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON: In the interests of residential amenity and privacy.