CASE OFFICER'S REPORT

Application Reference:	PL/2023/05875
Application Type:	Householder planning permission
Site Inspection:	05 September 2023
Consultation ends:	20 October 2023
Case officer:	Joe Leesam

Site Address:	29 Jarvis Street, Upavon, SN9 6DU
Proposal:	Removal of garage. Construction of two storey extension & first floor extension to same elevation, together with associated works.
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 51 - Landscape
Core Policy 57 - Ensuring High Quality Design & Place Shaping
Core Policy 58 - Ensuring the Conservation of The Historic Environment

The National Planning Policy Framework (NPPF) 2021

Planning Practice Guidance (PPG)

Sections 16 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

REPRESENTATIONS

Original Plans:

Upavon Parish Council - No response received at time of writing.

Highways Department - No objections.

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

Revised Plans:

Upavon Parish Council - No response received at the time of writing.

Third party representations - No response received at the time of writing.

ASSESSMENT

The application relates to 29 Jarvis Street in Upavon. It is a two-storey, detached house situated at the end of a residential street (and on the edge of the settlement), located within the Upavon Conservation Area.

Proposals:
The application seeks consent for the removal of a garage, construction of a two-storey extension & first floor extension to the same elevation with associated works.

Revised plans were requested and submitted to the local authority which reduced the scale of the extension and changed the materials to create a more harmonious relationship between the host dwelling and the extension.

Impact upon the amenity of occupiers of neighbouring properties:
There will be a moderate amount of built form added to the property upon the elevation facing the road which will be two-storey for the most part. Due to the distance between the host dwelling and the neighbouring houses, there is no risk of any light blocking or the creation of an oppressive environment occurring as a result of the proposed additional built form.

There will be the addition of a first-floor window on the north-east elevation facing the road, this will have a view in the direction of 20 Jarvis Street but with a separation distance of 20 metres and given the already established first floor window on the same elevation, this is not considered to introduce any unacceptable levels of overlooking. The windows proposed on the South-East elevation will face in the direction of 27a Jarvis Street but with a separation distance of 19 metres and the already existing windows upon this elevation, these are not considered to introduce any unacceptable levels of overlooking either. There will be a pair of French doors included on the first floor of the North-West Elevation which will open onto a proposed balcony; this balcony faces out onto fields and will not introduce any overlooking of any neighbouring residents. All other windows proposed on the North-West and South-West elevations will not create any overlooking due to the orientation of the property. Therefore, the proposed plans are not considered to impose any unacceptable levels of overlooking.

In regard to the above, the proposed plans are not considered to create any unacceptable levels of overlooking, light blocking, or be considered to create an oppressive environment for any neighbouring residents. The proposed plans are therefore considered acceptable on residential amenity grounds.

Scale, design, materials, and Impact upon designated heritage assets:
Local Authorities are required by Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when considering development proposals that affect the setting or views into it. This is locally reflected within Core Policy 58.

The application site is located in a relatively discreet location within the Upavon Conservation Area, being located at the end of a residential cul-de-sac. The street it is set within consists of a mix of heritage properties and more modern additions; the host dwelling has a relatively old main body to the house with modern additions to the side/rear comprising a somewhat messy appearance from the street which does not contribute to the special character of the Conservation Area.

The extension is situated on the side/front elevation of the property which is the closest to the street. The principal elevation of the property can be considered to be what is technically the side elevation, as this is the side of the house which faces the street as you enter and has the appearance of a principal elevation, being the only one with bay windows. The scale of the extension is sympathetic to this elevation following the submission of revised plans which reduced the size of the extension making the width of the extension just slightly longer than the existing principal elevation; this, alongside a considerably lower ridgeline, allows the extension to appear proportionate with the existing house upon the most prominent elevation. The elevation directly facing the street, as previously explained, is less prominent than the side elevation and as such has been subject to an amalgamation of extensions which have led this elevation to appear messy. While the proposed extension will still appear relatively busy, it is clear that the best efforts have been made to ensure the extension is in keeping with he existing dwellinghouse, with two hip-to-gable roofs which have the same pitch as the existing property. The front section of the extension will extend further than the rear, with a single storey section connecting the two on the ground floor. The front section of the extension will have white render to match the principal elevation of the property, while the rear section of the extension will be brick to match the rest of the existing house. This gives a visual contrast which is in keeping with the respective sections of the existing house. The roofing will consist of slate and the windows will be UPVC. The specifications of the proposed materials have not been included as part of the planning application so a condition has been imposed to ensure the materials match with the existing property.

An existing garage will be demolished and the side extension will be constructed partially within the existing garages footprint. The garage is in a relative state of disrepair and does not contribute positively to the visual amenity of the existing property or the character and appearance of the wider Conservation area.

Given the current appearance of the house, the materials being in keeping with the existing property, and the design remaining subservient to the main dwellinghouse, the design is not considered to be detrimental to the visual amenity of the existing property and will not generate any harm to the character and appearance of the wider conservation area and would preserve the existing character and appearance of this heritage designation.

It is therefore considered, having regard to the points made above, that due regard has been given to the statutory duties set out within Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the requirements of the National Planning Policy Framework (2023) and Policies 57 and 58 of the Core Strategy.

Highways/Parking:

The proposed plans involve the removal of a garage and will therefore have an impact upon the parking arrangements. Highways have been consulted on the application and have confirmed that there will remain an adequate provision for parking. There will also be no changes to the access of the property so the proposed plans are considered acceptable on highways grounds.

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.

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 Alterations and Extension *03723 3*
- Proposed Alterations & Extension (Site Block Plan/Location Plan) *03723 2 Rev. A*
- Application Form

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.