CASE OFFICER'S REPORT

Application Reference:	PL/2023/07535
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	03 October 2023
Case officer:	Joe Leesam

Site Address:	BELL CLOSE, CROSS LANE, MARLBOROUGH, SN8 1LA
Proposal:	Addition of new greenhouse and shed in front garden
Recommendation:	Approve with Conditions

Note:
The planning officer visited site for a previous application at the same address on 20/06/2023. It is therefore considered that there is sufficient information available to reach a decision without a site visit specifically for this case.

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) 2021

Planning Practice Guidance (PPG)

North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024

Marlborough Area Neighbourhood Plan 2021-2036

REPRESENTATIONS

Marlborough Town Council – No Objections.

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

RELEVANT PLANNING HISTORY

PL/2023/04080 – Demolition of existing side extension and garage, new extensions and garage, alterations to entrance driveway and associated landscape works. Approved with Conditions 04/08/2023.

13/06242/FUL – Single storey extension to family room, first floor extension over family room and new dormer window on South elevation. Approved with Conditions 07/01/2017.

14/07612/FUL – Demolition of existing garage and construction of new garage and workshop. Approved with Conditions 24/09/2014.

L/83/1101 – Bungalow and garage. Refused 23/02/1984.

ASSESSMENT

The application relates to Bell Close, Cross Lane in Marlborough. It is a three-storey, detached house, located on a residential street. The site is washed over by the North Wessex Downs AONB.

Proposals:
The application seeks consent for the addition of a new greenhouse and shed in front garden.

Impact upon the amenity of occupiers of neighbouring properties:
Due to the application's nature as a greenhouse and garden shed, there are no concerns regarding residential amenity. There is no risk of any unacceptable levels of light blocking, overlooking or the creation of an oppressive environment occurring as a result of the proposed plans due to the single storey nature and modest mass, even though it is acknowledged that the structures are in close proximity to the shared boundary.

Scale, design and materials:
Both the shed and the greenhouse will be located in front of the principal elevation in the front garden of the house. The front garden of the property is of a large size and functions as the main garden for the property, with the rear garden being much smaller. While it is not ideal for the garden buildings to be installed in front of the property line, the buildings will not have a significant visual impact upon the street scene for a number of reasons.

The garden sits uphill of the road, sitting on a relatively steep bank which is set highest from the road at the end of the garden in which the shed is proposed. Alongside the shed being uphill of the road, there is also a large amount of mature foliage established on the boundary, with a large tree in particular which will disguise the appearance of the shed considerably. With the bank included, the shed is located 6 metres from the road and is proposed to be set at an angle from the boundary line, so even if it is minimally visible, it will be angular and blend in with the foliage on the boundary treatments better than if it were sitting parallel to the street. With the topography of the land, distance from the road and the boundary treatments in mind, the shed is not considered to have a materially harmful visual impact upon the street scene and is therefore considered acceptable. The greenhouse is located much further away from the road, being closely related to the main dwellinghouse; therefore, the greenhouse is also considered acceptable for the same reason as the shed, with the addition of being located much further from the road and being more closely tied with the existing dwellinghouse. Therefore, neither the shed nor the greenhouse is considered to have a materially negative impact upon the wider street scene.

Both the shed and the greenhouse will have a brick base and glazed timber doors, and timber board cladding. The greenhouse will have a glass roof and partially glass walls and the shed will have a shingle roof. The materials proposed are natural in appearance and are to be expected of the type of structures being constructed. The materials are therefore considered acceptable.

In consideration of the above, the proposed plans are not considered to have a detrimental impact upon the street scene and are therefore considered acceptable on visual amenity grounds.

Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB):
The proposed extension will be read in context with the host dwelling and as there will be no encroachment into the open countryside, no harm will be caused to the special qualities of the AONB.

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: (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:

- EXISTING - Location Plan *2301 / 3_001*
- Existing and Proposed - Site/roof plan and shed / greenhouse elevations *2301/3_221 A*
- Application form

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