CASE OFFICER'S REPORT

Application Reference:	PL/2023/07594
Application Type:	Householder planning permission
Site Inspection:	30 October 2023
Consultation ends:	09 October 2023
Case officer:	Joe Leesam

Site Address:	DREWS POND HOUSE, DREWS POND LANE, DEVIZES, SN10 5JZ
Proposal:	Proposed garden walls and patio/terrace and steps
Recommendation:	Approve with Conditions

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) 2023

Planning Practice Guidance (PPG)

Devizes Area Neighbourhood Plan July 2015

REPRESENTATIONS

Devizes Town Council – No Objections.

Rights of Way – No response received at the time of writing.

Trust for Devizes – No Objections.

- ‘Materials are not specified. We trust they will be controlled by condition.’

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

ASSESSMENT

The application relates to Drews Pond House, Drews Pond Lane in Devizes. It is detached house located in a relatively secluded location to the south of Devizes. To the south lies Drew's Pond.

Proposals:
The application seeks consent for the instillation of garden walls and patio/terrace and steps to the rear elevation of the existing dwelling.

Impact upon the amenity of occupiers of neighbouring properties:
Due to the application's nature as the installation of garden walls and patio/terrace, there are no concerns regarding residential amenity. There is no risk of any light blocking or the creation of an oppressive environment occurring as a result of the proposed plans. It is acknowledged that the raised platforms can give rise to additional views to the surrounding area however, given the siting and alignment to the nearest residential property (Nine Hills to the north) there would be no adverse overlooking or loss of privacy generated that would warrant an objection. In particular this is due to the siting of the platforms to the rear of the property and circa 65m distance to the neighbouring property.

Scale, design and materials:
The proposed development involves the instillation of an upper and lower terrace with steps. Some of the steps are pre-existing and will be incorporated into the design of the proposed terraces. The upper terrace is rectangular in shape, and the lower terrace is of a rounded shape, with three distinct rounded sections which offer a contrast in shape to the existing house but maintain a symmetrical appearance. There will also be a final lower terrace; this will be a re-instatement of an existing terrace which is currently in a state of disrepair. Overall, the terrace is rather grand in proportions but this works harmoniously with the existing property and can be accommodated comfortably within the site so this is not viewed to be detrimental to the visual amenity of the property. The hill within which the terrace will sit is large and steep so it will comfortably accommodate the three proposed terraces. The proposed design also incorporates a significant amount of existing features; an existing network of natural stone tunnels is planned to be repaired and maintained which is appreciated and many of the proposed steps are pre-existing and will be repaired as part of the works. The proposed plans also incorporate a significant amount of greenery throughout, which will soften the appearance of the terraces. Overall, the proposed works are a high-quality design which is sensitive to its setting, incorporating a significant amount of existing elements and maintaining features which offer character to the grounds as well as new greenery. The design is therefore considered acceptable.

The terrace will consist of brick, stone facings and chalk-coloured render. The materials are high quality materials in keeping with the local vernacular, the host dwelling and the existing landscaping. Concerns have been raised regarding the lack of material specification from the Trust for Devizes; this may relate to the lack of any specification for what materials are proposed where within the plans. It is considered that the proposed pallet of materials is acceptable and the information regarding the materials is therefore considered adequate to approve the plans with no condition imposed.

The terrace is considered to have either a neutral or positive impact upon the visual appearance of the property; the proposed plans are therefore considered acceptable on visual amenity 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: (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:

- Plan & elevations *21053.105-A*
- Site Location & Block Plan *21053.106*
- Application Form

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