Bourne Valley Associates Ltd

Planning Statement

For

The construction of a single storey garage extension

At

3 Empress Way, Ludgershall, Andover, Hampshire, SP11 9SD

Prepared by: Mrs Anna Hebard MSc Hons

Bourne Valley Associates Ltd
Andover Lane Farm
Faberstown
Andover
Hampshire
SP11 9PE

Tel: 01264 850159

Email: info@bournevalley.co.uk

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1. Introduction

This Statement accompanies and supports a householder planning application made to Wiltshire Council. The application relates to proposed works at 3 Empress Way, Ludgershall, Andover, Hampshire, SP11 9SD, to create a single storey extension to the garage of the dwelling. The application is submitted by Bourne Valley Associates, acting as agent on behalf of Mrs Proud, who is the owner and occupier of the property.

The concept of the proposal is to provide an increased garage space, while minimising the impact on the local area and not damaging the amenity of the residents of the adjacent properties. The works include a party wall with number 2 Empress Way, the owners of number 2 are also seeking to extend their garage under a separate planning application. Also included is a timber framed open porch and relocating the front door from the side to the front of the property. An additional window is also included in the rear elevation of the garage.

2. Site Context

2.1. The Location and Character of the Area

The application site is located on Empress way, the dwelling being located to the South of the road, which is shown in red in Figure 1.

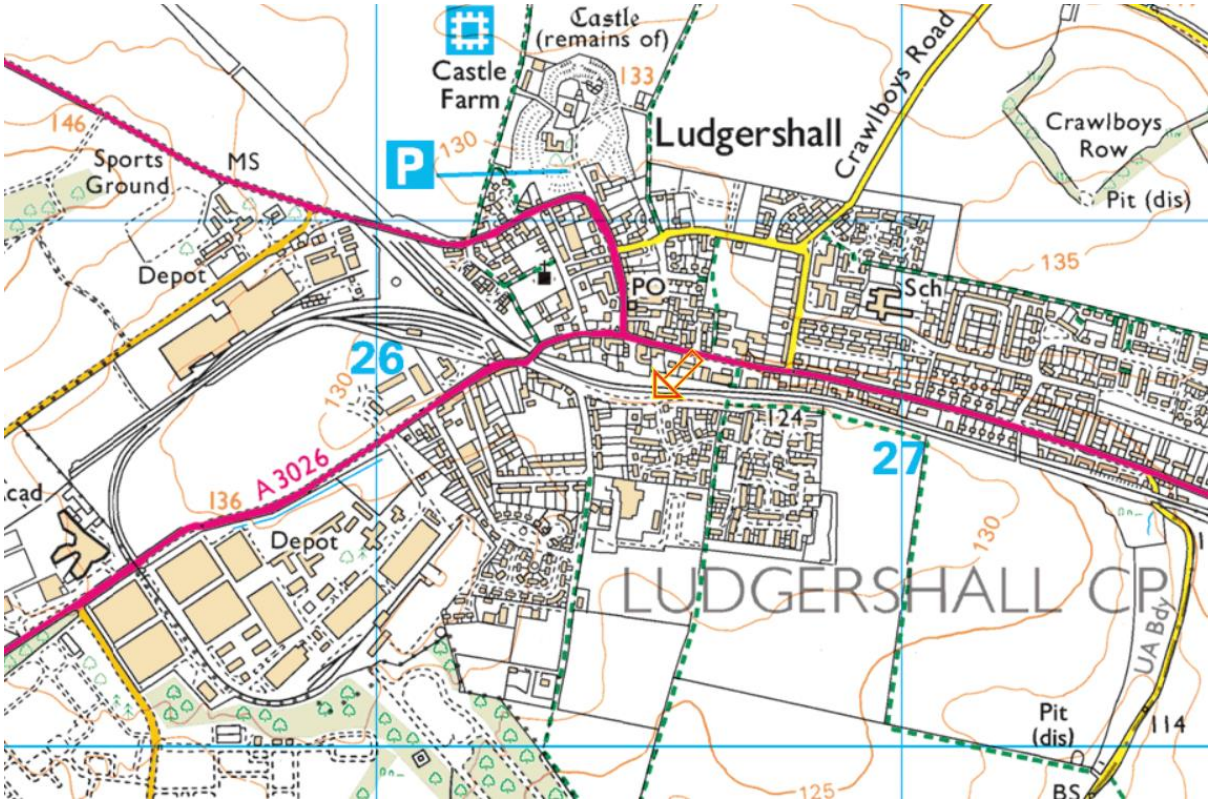

Figure 1 – Geographical context of Empress Way

The arrow in Figure 1 shows the approximate location of the application site, but the location plan for the proposal is formally submitted as Drawing 04490-00-A, Sheet 01.

Figure 2 is an aerial photograph that illustrates the character of the settlement close to the application site, which is marked by the red arrow.

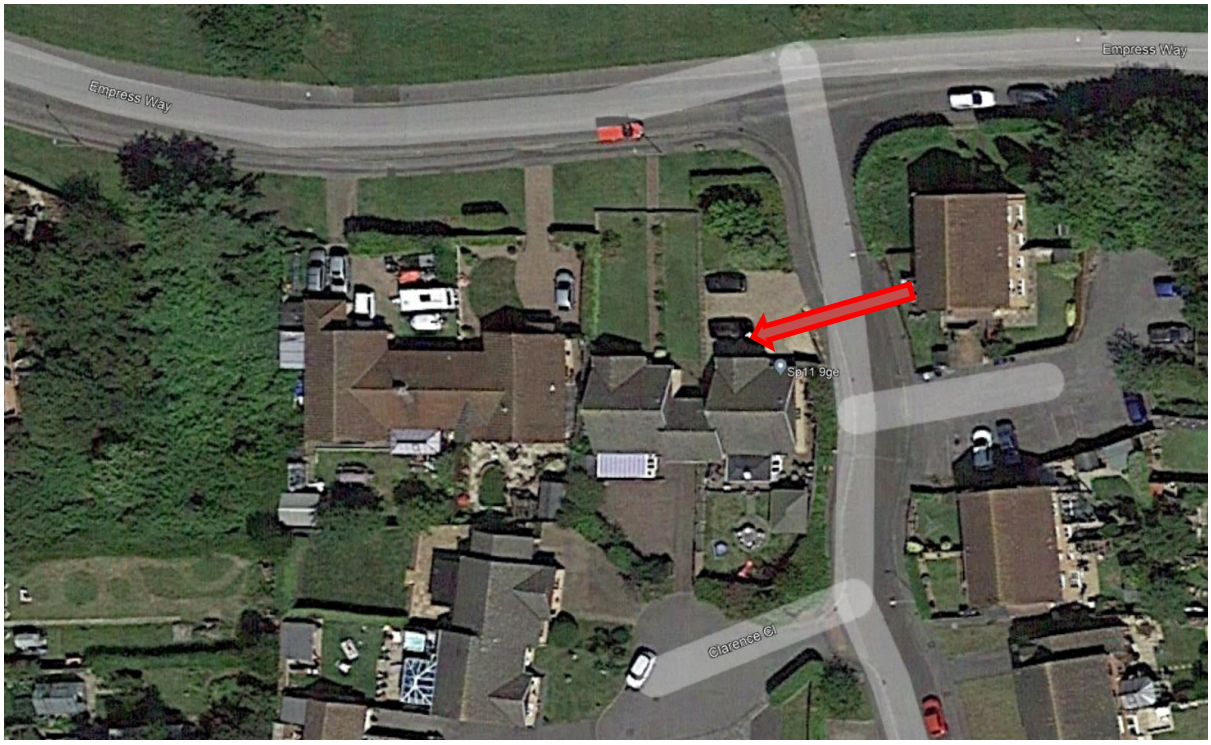

Figure 2- Aerial Photograph

The application site lies within the town of Ludgershall, as classified in the Wiltshire Core Strategy, so that there are no policy reasons why the principle of development would generate any objections.

The site lies outside the conservation area and the AONB. There are not any listed buildings within close proximity.

2.2. Planning History

There are no previous planning applications listed on Wiltshire Council's website for the site.



Figure 3 - Front elevation of 2 & 3 Empress Way

2.3. The Existing Property and Need For The Development

The existing property is a bungalow with pale brick elevations with red/brown tiled roof. The dwelling is at the same level as the road from where it is highly visible. The garage is integral, and forms a party wall with number 2, as can be seen in Figure 3. The existing floor plan of the property is shown on Drawing 04490-01, Sheet 01, with the present elevations shown on Drawing 04490-01, Sheet 03.

The extension proposed is needed for additional garage accommodation.

3. Design

3.1. Development Concept and Layout

The proposed layout is shown in Drawing 04490-01, Sheet 03, with the proposed elevations shown on Sheet 06. The concept is to develop a single storey extension without impacting on the current use of the house and garden, and on the amenity of neighbours. The works include a party wall with number 2 Empress Way, the owners of number 2 are also seeking to extend their garage under a separate planning application. Also included is a timber framed open porch and relocating the front door from the side to the front of the property. An additional window is also included in the rear elevation of the garage.

The internal layout of the property is to remain as existing with the garage area to be extended as shown on the proposed plans.

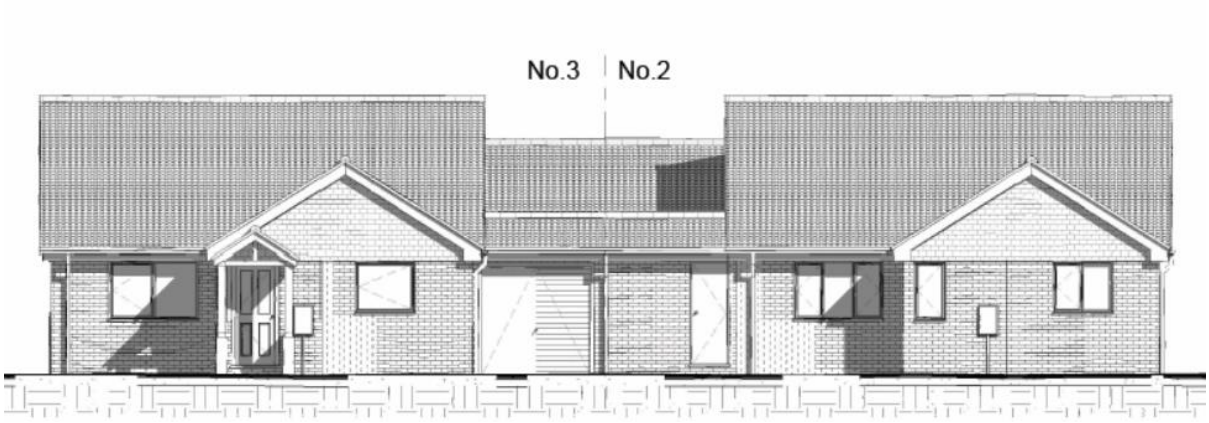

Figure 4 - Proposed Elevations

3.2. Amount and Scale

The proposed extension will have a proposed floor area of some 9m^2. The proposed extension height would be single storey.

The design solution is to provide one garage door to allow access to the front of the garage and a roof light to the store, with an additional window provided to the rear of the garage. The roof would be flat behind a pitched front that would align with the existing roof form.

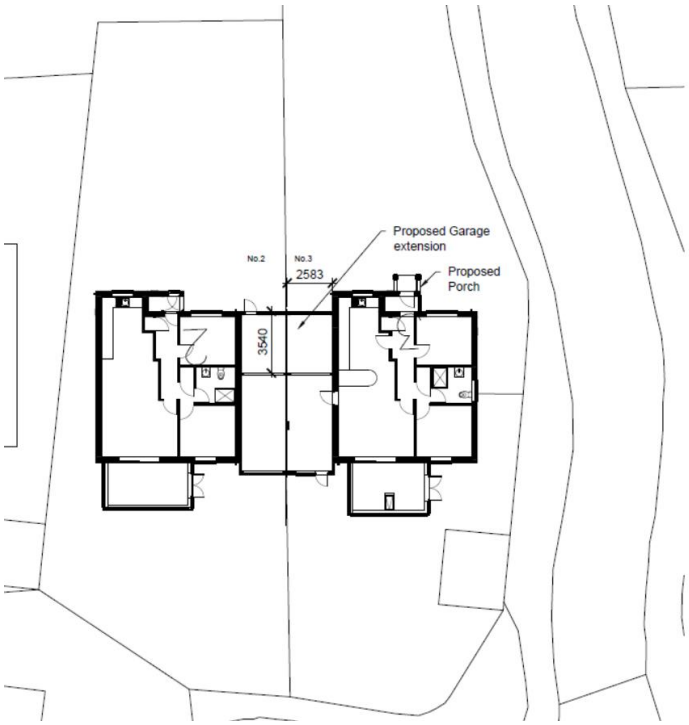

Figure 5 - Proposed Site Plan

3.3. Appearance and Impact on the Character of the Area

As can be seen in the proposed Drawing 04490-06, the extension would be subservient to the overall appearance and height of the property. It would not be prominent in views from the public domain. There would be little perception of the change of the extension from the Main Road and so the impact on the character of the local area would be minor and acceptable.

3.4. Effect on Amenity of Neighbouring Properties

The works include a party wall with number 2 Empress Way, the owners of number 2 are also seeking to extend their garage under a separate planning application.

4. Flood Risk and Water Quality

The EA map shows the site as being Flood Zone 1. Developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application. Roof water will be drained to the existing soakaways serving the site.

5. Ecology

The application site is of low ecological value, it is set to hardstanding/driveway at present. There would be no implications for ecology/biodiversity.

6. Access and Parking

There is no impact to parking arrangements at the property. The extension will not create any additional bedrooms. As can be seen in Figure 2, the existing property can easily accommodate over and above the required 2 spaces. No works to the existing access is required.

7. Planning Policy

7.1. Introduction

This part of the planning statement seeks to review whether the proposals of the planning application accord with policy. Under the "plan-led" approach of the English planning system, proposals should accord with the development plan, which encapsulates policy from governmental through to site specific level. This is detailed in Section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires that proposals be determined in accordance with the development plan, unless material considerations indicate otherwise. Therefore, there is an examination of the implications of Government policy, specifically through its National Planning Policy Framework; and to local policy, both statutory and non-statutory. The statement considers how development proposals either accord with policy or there is a justifiable exception to policy. In this case, the local authority is Wiltshire Council, the Core Strategy is the principal policy document for determining planning applications.

7.2. National Planning Policy Framework

In August 2023, the Government published its revised National Planning Policy Framework (NPPF), which sets out the Government's policies for England and how it expects them to be applied. This

section of the statement sets out elements of the NPPF pertinent to this application, and considers whether the proposals are consistent with the document and its principles.

For decision-taking this means:

Achieving sustainable development

The objective of making it easier to obtain planning permission for sustainable development is more heavily stressed than in the previous version of the NPPF. At paragraph 11, the document now states, for decision-taking situations such as this:

"c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

The local policy is the Wiltshire Core Strategy, the Core Strategy is still recognised as having full weight, and the proposal is reviewed against it below.

An objective of the submitted proposals is to make the provision of the property more sustainable in terms of energy conservation through the means of construction. The development accords with up to date local policy in that the benefits would indeed outweigh the adverse impacts.

Achieving well-designed places

The revised NPPF has a specific section on good design. Paragraph 127 includes the following:

"Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and…"

We have taken account of other design advice provided in the NPPF. For example, we consider that the development will be *"visually attractive as a result of good architecture, layout and appropriate and effective landscaping."* Thus, the character of the existing dwelling will not only be retained, but enhanced, and the spatial relationship between other buildings along the road would not be lost through this proposal.

There is also advice on form, scale and materials, and we consider that we have followed such guidance, so that the development is not out of scale in terms of mass nor height and uses materials that are regularly employed in the area.

The NPPF makes important comments about impacts of new development on the street scene, and that issue is important here, but it should be noted that there are no long-distance views of the site from any vantage points. There would be no harmful impact on the street scene.

Accordingly, we believe that the proposals are in line with the revised NPPF.

7.3. Local Planning Policy- Wiltshire Council Core Strategy

The most significant local policy document is the Wiltshire Core Strategy, which was adopted by the Council in January 2015. This review analyses those policies within the current Strategy that are relevant to this proposal. The Core Strategy has some policies that apply throughout the whole county, but it also adjusts policies to particular parts of the county, known as community areas, and this site lies within the Tidworth Community Area, so the approach to that area is considered here. The site is within a small village with no defined settlement boundary, however residential extensions to existing dwellings are acceptable in principle.

In terms of design, Core Policy 57 - Ensuring high quality design and place shaping, states: "*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."*

"responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting."

We consider that the proposals accord with that policy, for the reasons we have already outlined.

Moreover, it also accords with Core Policy 41: Sustainable Construction and Low Carbon Energy, which identifies how sustainable construction and low-carbon energy will be integral to all new development in Wiltshire.

Accordingly, we argue that the proposals comply with both national and local policy.

8. Conclusion

This proposal seeks to provide a limited increase in garage accommodation to satisfy the applicant's needs. It seeks to provide a single storey extension to the side elevation that would cause no harm to the amenity of the existing property, the neighbours or the character of the surrounding area.

The development proposal would not conflict with design or other planning policies. Overall, the development would accord with policy and would constitute sustainable development. We look forward to receiving your approval for these minor works, which would not lead to any environmental disadvantages.