CASE OFFICER'S REPORT

Application Reference:	PL/2023/04938
Application Type:	Householder planning permission
Site Inspection:	18 July 2023
Consultation ends:	30 August 2023
Case officer:	Joe Leesam

Site Address:	Iona, Church Lane, Mildenhall, Marlborough, SN8 2LU
Proposal:	Loft conversion with Velux roof lights, garage conversion, external cladding, new PVCu windows and associated landscaping
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

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

REPRESENTATIONS

Mildenhall Parish Council - No Objections.

'Mildenhall Parish Council has talked to neighbours in the area and viewed the plans. There is no concern among residents and support that the visual aspect of the property will be improved. Councilors have no objection provided the landscaping and development meets Wiltshire Council requirements.'

Highways Department – No Objections.

Drainage – Object. Further Information Required.

Third party representations – One letter was received.

Summary of response:

- Concerns regarding the proposed driveway and drainage.
- The proposed changes are an opportunity for the drainage ditch and storm drains to be improved.

ASSESSMENT

The application relates to Iona, Church Lane in Mildenhall, Marlborough. It is a single storey, detached bungalow situated on a residential street, adjacent to the Mildenhall Conservation Area. The property is washed over by the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

Proposals:
The application seeks consent for a loft conversion with Velux rooflights, garage conversion, external cladding, new PVCu windows and associated landscaping.

The original plans included a carport and installation of a new driveway. The Drainage Team were consulted and responded with concerns regarding the culverting of a ditch which would be required to install the driveway, whereby they requested further information and recommended the requirement for Land Drainage Consent. Following this recommendation from Drainage, revised plans have been submitted removing the carport and associated driveway from the plans.

Impact upon the amenity of occupiers of neighbouring properties:
Most of the proposed works are visual in nature which would not pose any concerns regarding residential amenity and there will be essentially no change to the built form of the property, with the only additional elements of built form being a patio and pergola which is single storey and not sited close to any neighbouring properties (being to the southern side of the dwelling). Therefore, there is no risk of any light blocking or the creation of an oppressive environment occurring as a result of the proposed plans.

There will be the introduction of several rooflights throughout the property, with two on the east elevation and three on the west elevation of the main dwellinghouse and one on the east and one on the west elevation of the detached garage. By virtue of being rooflights, they present less of a threat of overlooking than normal windows due to the alignment on the roof slope, and there are no neighbouring residents within close proximity of either of these elevations in any case so the rooflights are not considered to impose any unacceptable levels of overlooking. There will also be the introduction of multiple windows on the garage; these are all situated on the ground floor only and there are no neighbouring properties within close proximity of the garage, so these are not considered to impose any unacceptable levels of overlooking either. The only first floor window proposed will be on the southern elevation; this may have partial views into the garden of The Cottage, Church Lane, but it will be set back from the garden due to a road which separates the properties and the overlooking would be of the middle of the garden rather than the house itself or the area closest to the rear of the house. Due to the separation distance this window is not considered to introduce any unacceptable levels of overlooking that would warrant an objection in this instance. In regard to the above, the proposed plans are considered acceptable on residential amenity grounds.

Scale, design, materials, and impact upon 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 site is not technically located within the Mildenhall Conservation Area, but it is sited adjacent to the boundary of the Conservation Area. Therefore, the application will be assessed with the impact upon the setting of the conservation area in mind. The existing house does not hold any heritage value and is of relatively modern construction so in its current state, it does not contribute particularly to the setting of the conservation area.

The proposed works involve the conversion of the garage into a habitable space, including the addition of a small WC and upper floor space. This conversion will involve the insertion of two rooflights in the roof and the installation of a front door, windows on the south and east elevations, alongside the exterior walls being clad in vertical slatted timber cladding. The conversion of the garage will modernize its appearance, but given the contemporary nature of the existing garage, this is not considered to have a detriment impact upon the visual amenity of the property.

The loft conversion will involve the insertion of five rooflights; three on the west elevation and two on the east. There will also be a window included on the south elevation. The new windows are not considered to have a materially harmful impact upon the visual appearance of the property and are therefore considered acceptable. There will also be a new patio/hard standing installed towards the front of the property, linking the house with the detached garage. This will have a pergola installed above which will be sat under the eaves of the main dwellinghouse. These elements are considered to clutter the appearance of the dwelling slightly to the front however, is not deemed such a harmful addition in this instance as to justify an objection. Noting that this would be set between the existing garage and dwelling and would not impact any building line in the street scene.

The only other change to the external appearance of the main dwellinghouse will be the vertical slatted cladding in the colour midnight black. The windows will also be changed from white UPVC to black UPVC. Overall, the changes to the main dwellinghouse will modernize the appearance of the property but given the relatively modern construction of the property this is not considered to be detrimental to the visual amenity of the property or the setting of the Conservation Area. The most drastic change to the appearance of the property will be the cladding of the house and garage in vertical slatted cladding in the colour midnight black. Black cladding does hold precedence in heritage properties within the street, so this change is in keeping with the vernacular of the local area and is therefore considered acceptable on conservation grounds.

It is therefore considered, having regard to the points made above, that due regard has been given to the statutory duties set out within Section 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 conversion of the garage and the addition of one new bedroom. The driveway is relatively large, so it is considered adequate to service the new bedroom and removal of the garage. Highways have been consulted and responded with no objections to the

parking arrangements This consultation was based on the original plans which included the replacement of the existing driveway with a new one, but the revised plans have essentially the same parking provision, just in a different place on the plot so parking is no cause for concern.

Highways were prompted to check the plans again following the original consultation as no mention was made regarding the new driveway in the original consultation response. Highways subsequently responded with no objections to the driveway subject to conditions, but this is now not relevant to the application as the driveway has been removed from the plans due to the issues with drainage. In consideration of the above, the application is considered acceptable on highways 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 & Proposed Garage Elevations, Roof Plan, Sections and Garage Floor Plan *OD00122/P/A - Sht 1* (validated 26/10/2023)
- Existing & Proposed Floor Plans *OD00122/P/A - Sht 2* (validated 26/10/2023)
- Existing & Proposed Elevations, Roof Plan & Section *OD00122/P/A - Sht 3* (validated 26/10/2023)
- Proposed Layout Plan *OD00122/P/A - Sht 4 (validated 26/10/2023)

- Location & Block Plan *OD00122/P/A - Sht 5* (validated 26/10/2023)
- Application Form

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