CASE OFFICER'S REPORT

Application Reference:	PL/2023/07847
Application Type:	Householder planning permission
Site Inspection:	30 October 2023
Consultation ends:	17 October 2023
Case officer:	Joe Leesam

Site Address:	Newlands, West Overton, Marlborough, SN8 4ER
Proposal:	Second floor extension, infilling of carport to provide additional floorspace, new porch, conversion of garage into utility and other internal alterations.
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)

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

REPRESENTATIONS

Fyfield and West Parish Council – No response received at the time of writing.

Archaeology – No Objections.

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

ASSESSMENT

The application relates to Newlands, West Overton in Marlborough. It is a two-storey, semi-detached house situated on a residential street. The site is washed over by the North Wessex Downs AONB.

Proposals:
The application seeks consent for a second-floor extension, infilling of a carport to provide additional floorspace, a new porch, conversion of a garage into utility and other internal alterations.

Impact upon the amenity of occupiers of neighbouring properties:

There will be the addition of a new first floor window on the northern elevation and a rooflight on the southern elevation included as part of the extension. There will also be the addition of a new window on the first floor of the north elevation upon the existing house. None of these windows pose any concerns regarding residential amenity as there are no neighbouring properties within a close proximity facing these elevations and the windows will be situated close to existing ones on the same elevations so there will be little change in the amount of overlooking from existing. There will also be the addition and alteration of several doors/windows on the ground floor on multiple elevations; by virtue of being located on the ground floor, these do not pose any concerns regarding overlooking. The proposed plans are therefore not considered to impose any unacceptable levels of overlooking.

There will be a relatively small amount of built form added to the first floor of the property on the west side of the house on top of an existing single storey section of the house. This will be located close to the site boundary but will be around 9 metres from the closest neighbouring house and still sited slightly away from the boundary. Given the siting and orientation of the dwelling, noting as well that the extension is one and a half storey with a shallow pitch, there would not be such an overbearing effect of loss of outlook afforded to the neighbouring property to the west as to justify refusal of planning permission in this regard. Furthermore it is acknowledged that there may be some additional overshadowing afforded towards this neighbouring site within the morning hours of the day. In this regard, given the very limited part of the day the overshadowing would occur and modest additional footprint, the overshadowing would not be so harmful as to warrant an objection.

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

Scale, design and materials:

The extension will be located on top of an existing single storey section of the house to the west side of the property. It will have the same style hip-to-gable roof as existing, continuing the ridgeline and pitch of the existing roof it abuts with. The addition of the first-floor extension will have a somewhat negative impact upon the scale of the property, but this is not considered detrimental enough to warrant a refusal of the plans o visual amenity grounds. The extension includes a dormer window on the front elevation of the same style and shape as the existing dormer window on the front elevation and will also include a rooflight to the rear. The matching style of the dormer window to the front helps the extension work harmoniously with the existing property. It is also acknowledged that the built form would bring additional two storey bulk to the shared boundary and the neighbouring two storey dwelling. In this regard, although undesirable from the street scene as would reduce the level of space around the dwellings, there would be no unacceptable 'terracing effect' due to the siting of the extension which is set back from both the original dwelling as well as the neighbouring property. It is therefore considered on balance that the additional bulk would not give rise to demonstrable harm to the street scene.

The proposed works also involve the in-filling of an archway, with the front section being in-filled with a window and a bi-fold door in-filing the archway to the rear. There will be a front door removed and replaced with a window of a matching style to existing and the removal of a window and its replacement with a pair of French doors, both on the ground floor of the north elevation. A

new side door will also be included on the ground floor of the west elevation and there will be the addition of natural stained timber cladding on the first floor of the west elevation and part of the north/south elevations. This cladding will form the external material of he extension as well as the section of wall closest to it, further aiding the extension's blending with the wider property.

Overall, while the additional built form will somewhat negatively impact the scale of the property, this is not considered harmful enough to warrant refusal of the plans. The design of the extension is in keeping with the existing property and all other proposed alterations are also in keeping with the host dwelling and will not have a material impact upon the aesthetic appearance of the property. Therefore, the proposed plans are 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:

- Proposed Plans - Design Scheme *23.002-01*
- Location Plan *PP-12454738v1*
- Application Form

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