CASE OFFICER'S REPORT

Application Reference:	PL/2023/08463
Application Type:	Householder planning permission
Site Inspection:	03 November 2023
Consultation ends:	24 November 2023
Case officer:	Helena Carney

Site Address:	13 RAFFIN LANE, PEWSEY, SN9 5HJ
Proposal:	Demolition of existing garage and replace with new garage with room over
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
Core Policy 64: Demand Management
Core Policy 67: Flood Risk

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

Pewsey Neighbourhood Development Plan 2006 – 2026, made June 2015

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

ISSUES

- Impact upon the amenity of occupiers of neighbouring properties
- Scale, design and materials
- Visual amenity and the impact upon the character and appearance of the conservation area
- Impact upon highway safety and parking provision
- Impact upon flooding
- Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB)

REPRESENTATIONS

Pewsey Parish Council: commented “Whilst there is no objection to the new garage, the Parish Council is concerned that there should not be an increase in traffic movements and that the garage is tied to the main dwelling through a S.106 condition”

Wiltshire Council Highways Officer: no comment

Third party representations: one representation was received from the occupiers of 7A Raffin Lane, commenting “I object to this application. The original approved plan (Drawing 03) shows the east elevation of the proposed garage clearly aligned with the east elevation of ours (No.7A). The violation of this Approval, already approaching 1st floor level, exceeds this line by a substantial margin. If allowed, it would significantly deprive our lounge and garden of daylight and sunlight. I am also concerned that the "room over" is not specifically designated, leaving the possibility of this area being used for commercial purposes which are not ancillary to the house”.

RELEVANT PLANNING HISTORY

• K/13390 - Erection of single storey kitchen extension, approved 10/01/1989
• PL/2022/04880 - Proposed extensions to bungalow including new roof and first floor. Demolition of existing garage and replace with new garage with room over, approved 17/10/2022

ASSESSMENT

The application site relates to No.13 Raffin Lane, a detached property occupying a substantial plot within the parish of Pewsey. The application site also comprises a detached garage which is currently under construction and is subject of this application. There are neighbouring properties located immediately to the north and east of the application site.

The application site lies within the conservation area and is washed over by the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The northern edge of the application site lies within Flood Zones 2 & 3.

Proposals:
This application is seeking planning permission for the demolition of an existing garage and the construction of a replacement garage with room above. The construction of the garage was approved under planning permission PL/2022/04880 and at the time of the Officer’s site visit for this application it was under construction.

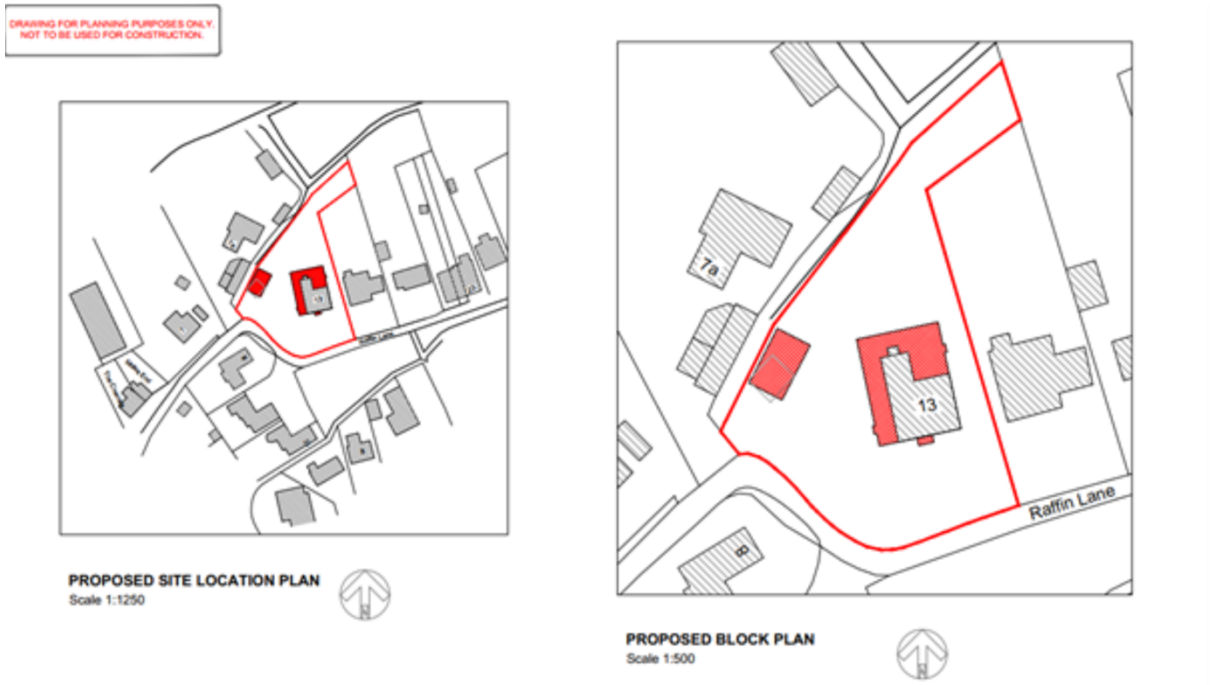
However, the garage has not been constructed in accordance with the approved plans as it measures approximately 1m longer than what was approved under planning permission PL/2022/04880.

Principle of development:
The principle of development has been found to be acceptable under the previous planning assessment for application ref: PL/2022/04880. This current assessment does not seek to readdress all aspects of the proposal as this has been done and the proposal benefits from permission. Furthermore, it is noted that this permission has been implemented.

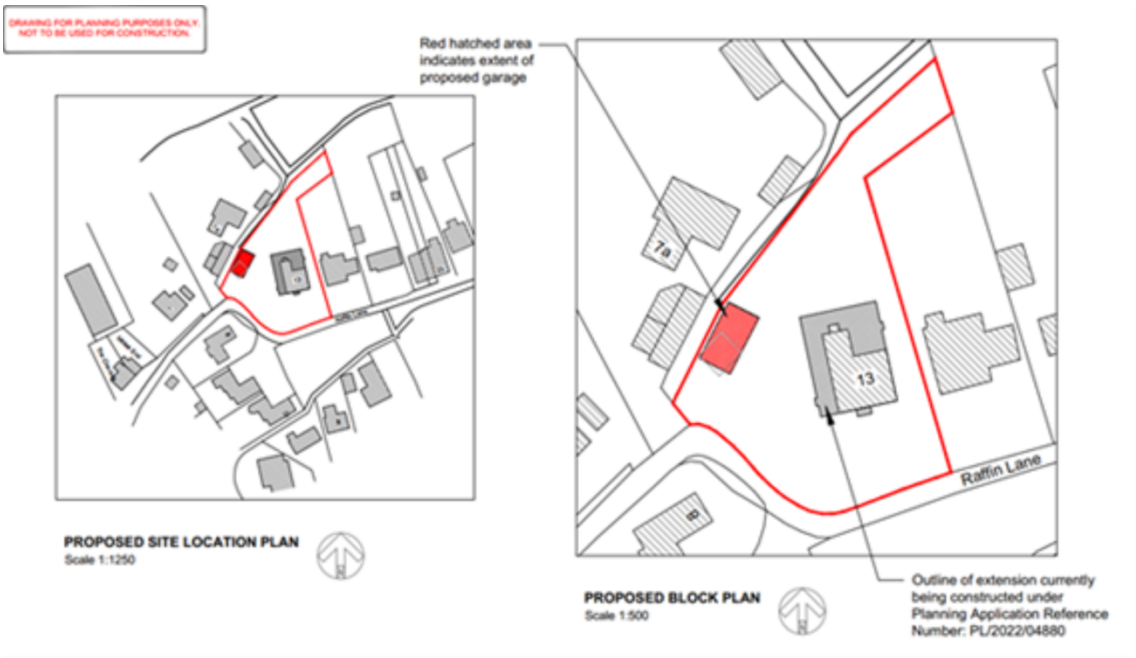
This application has therefore been assessed on the basis that the garage has been constructed approximately 1m longer than what was approved under planning permission PL/2022/04880.

Impact upon amenity of occupiers of neighbouring properties:
The proposed development has the potential to impact the occupiers of the neighbouring property (7A Raffin Lane) located to the north of the garage.

It is acknowledged that the garage under construction is longer than what was previously approved, extending to the east by approximately 1m. Consequently, the garage will now extend slightly past the end of the neighbouring garage. The additional length in relation to the neighbouring dwelling and garage can be seen in the images below:



Approved garage under PL/2022/04880



Proposed site & block plan under PL/2023/08463

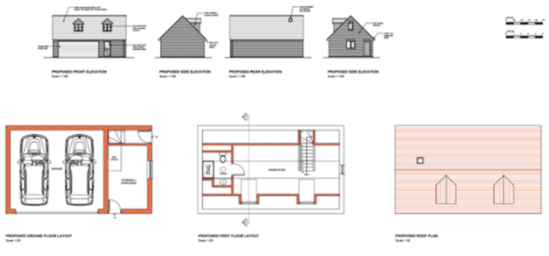
There are no other changes proposed to the approved garage other than the extra length.
The concerns raised by the occupiers of the neighbouring property with regard to depriving their lounge and garden to daylight and sunlight as a result of the additional built form have been duly noted. However, the increased built form is not considered to be so significant to result in such a material increase in overbearing impact or overshadowing to warrant a reason for refusal.

It is also noted that the neighbouring property also benefits from a sizeable private amenity space to the north-west/north-east of the dwelling.

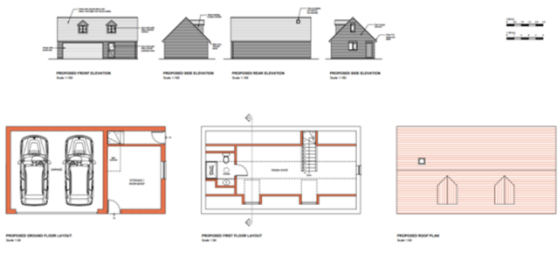
Visual amenity and the impact upon the character and appearance of the conservation area:
The adopted Wiltshire Core Strategy CP 57 requires a high standard of design in any new developments including alterations or extensions to a dwelling. Development is to create a strong sense of place through drawing on local context and being complementary to the locality. The policy seeks for any new development to positively respond to the existing townscape and effectively integrate into its settings.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Whilst it is acknowledged that the garage under construction will occupy a larger footprint compared to the previously approved garage, there are no other external changes proposed as can be seen in the images below:



Approved garage under PL/2022/04880



Proposed garage under PL/2023/08463

As shown above, other than an increase in footprint, the design remains unaltered and there is also no change to the proposed materials (red/orange brickwork, Marley Old English Dark Ref concrete plain tiles, UPVC wood grain effect windows and doors).

The additional built form of the garage is considered negligible and as the design and materials remain unaltered compared to the previously approved scheme, it is concluded that the garage under construction will have a neutral impact upon the character and appearance of this part of the conservation area and upon visual amenity.

Impact upon highway safety and parking provision:
The garage will be sited in the same location and will provide 2no. internal parking bays as per the previous approval. The increased footprint will not significantly reduce the available space for additional on-site parking and will not interfere with highway access to and from the site. Consequently, the proposals do not give rise to any highway safety concerns and is considered acceptable in terms of parking provision.

Furthermore, the council's Highways Officer had no comment to make.

The comment received from the Parish Council raising a concern over an increase in traffic movements and requesting that a condition is imposed on the planning approval tying the garage to the main dwelling has been duly noted. It is also noted that the occupiers of a neighbouring property are concerned that as the "room over" is not specifically designated, it leaves the possibility of this area being used for commercial purposes which are not ancillary to the house.

In light of the above concerns, and in the interests of being consistent with the previous approval, the following condition will be imposed on this approval:

CONDITION:
The garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 13 Raffin Lane and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

Should the first-floor area be used for commercial purposes, then this is likely to require planning approval.

Impact upon flooding:
The northern edge of the application and the proposed siting of the replacement garage lies within Flood Zones 2 & 3.

However, the agent has confirmed that the finished floor level of the replacement garage will be the same finished floor level as existing, which satisfies the Environment Agency's standing advice for developments of this scale which lie within designated flood zones.

In consideration of the above, there are no significant concerns in terms of flood risk as a result of the proposed development.

Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB):
As the proposal will be within the main built-up part of the settlement and there will be no encroachment into the open countryside, no harm will be caused to the special qualities of the AONB.

Conclusion:
The proposed application seems fitting with regards to scale, design and materials. The proposals are considered acceptable in the context of its surroundings and in accordance with the general criteria set out in the aforementioned policies of the local development plan.

Conditions: (3)

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:

Application Form

Plans:
13 Raffin Lane - Proposed - 03 Revision A, Proposed Site Location Plan and Block Plan
13 Raffin Lane - Proposed - 05 Revision B, Proposed Site Layout
13 Raffin Lane - Proposed - 06 Revision C, Garage / Room Over - Proposed Floor Layouts,

Elevations, Roof Plan and Sections

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

3 The garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 13 Raffin Lane and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.