CASE OFFICER'S REPORT

Application Reference:	PL/2023/07798
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	30 November 2023
Case officer:	Jonathan James

Site Address:	Orchard Cottage, Chapel Lane, Ramsbury, Marlborough, SN8 2PQ
Proposal:	Single storey rear extension and external material changes
Recommendation:	Approve with Conditions

Wiltshire Core Strategy (WCS):
• Core Policy 51 Landscape
• Core Policy 57 Ensuring high-quality design and place-shaping

National Planning Policy Framework 2023 (NPPF)

Planning Practice Guidance (PPG)
National Design Guidance

Other Documents
• North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024
• Wiltshire Local Transport Plan 2011 – 2026 – Car Parking Strategy (March 2011)

Designations/ Constraints

- North Wessex Downs Area of Outstanding Natural Beauty (AONB)

Relevant Planning History:
• K/43582 – Erection of a dwelling – Granted 04/09/2002
• K/44688 – Erection of a two bay open style garage – Granted 12/02/2003
• K/46521 – Removal of condition No. 4 of Approval K/04352 (requiring demolition of Orchard Cottage upon completion of new dwelling) – Refused 18/12/2003
• K/50103/F – Mower/storage shed extension to existing garage – Granted 06/07/2004
• K/54094/F – Retention of mower/storage shed, extension to existing garage – Granted 10/05/2006
• K/55595/F – Proposed single storey extensions to both end elevations – Granted 15/01/2007
• K/59057/F – Proposed single storey infill extension to the front elevation and change of external cladding – Granted 18/08/2008
• E/09/0966/FUL – Proposed replacement of existing timber cladding with facing brickwork to all external walls. Replace cedar shingles with either clay or slate tiles to both the main dwelling and garage. Single storey infill extension (Revised plans to those approved under planning permission K/59057/F) – Granted 28/08/2009
• E/10/0241/FUL – Rear Conservatory – Granted 15/04/2010
• PL/2021/04674 – First floor extension over proportion of existing house – Refused 06/07/2021

• PL/2021/11593 - First floor extension over proportion of existing house – Approved conditionally

Consultation Responses

None received.

Representations

None received at time of drafting this report

Proposal

The application site comprises an existing large bungalow with detached garage outbuilding within a modest edge of settlement corner plot. The application site is located within the North Wessex Downs National Landscape (formerly Area of Outstanding Natural Beauty).

The proposal seeks planning permission for a ground floor extension to the rear and alterations to the front with the cladding of some of the walls in timber. The principle of extending an existing dwelling is accepted.

ASSESSMENT

- Impact upon visual amenity, including the National Landscape

The proposed development would be visible from the public realm and would alter the appearance of the existing dwelling. In considering the street scene the surrounding dwellings are generally varied and include a mixture and variety of dwellings.

It is considered that the proposed extensions and alterations would not result in any harm towards the character or appearance of the street scene. The proposed materials are a sympathetic contrast to the existing built format and in this instance are considered acceptable.

The proposal by virtue of size, design and siting would also not be harmful to the special rural characteristics of the North Wessex Downs National Landscape character. The proposal is therefore considered to accord with Core Policies 51 and 57.

- Impact upon neighbouring amenity

The proposed alterations to the front of the dwelling would have no impact on any neighbour amenity. The proposed rear extension and alterations to the rear elevation window openings face predominantly over the drive and garage of the adjoining neighbouring property that lies 14m to the south of the building. The dwelling and extension sit at a raised level above the neighbouring property, however, the level of impact through overlooking is negligible, with views from the new windows over the driveway which is also open to views from the adjoining highway. It is considered that there would be no adverse overbearing effect, loss of outlook, overshadowing or loss of light generated towards any neighbouring properties. The proposal is therefore acceptable in terms of amenity.

- Impact upon parking/highways

The proposed development will not impact on the existing parking and turning arrangements and will not impact on highway safety. It is considered that there is ample space on site for at least three vehicles, and thus even if the additional living space is used as a bedroom, there would be adequate parking provision in line with the car parking strategy. No objection is therefore raised in this regard.

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 Elevations and Plan, Dwg No. 1354-02 Rev B

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