# CASE OFFICER'S REPORT

| | |
|---|---|
| **Application Reference:** | PL/2023/08542 |
| **Application Type:** | Householder planning permission |
| **Site Inspection:** | 26 October 2023 |
| **Consultation ends:** | 03 November 2023 |
| **Case officer:** | Joe Leesam |

| | |
|---|---|
| **Site Address:** | 23, Stibbs Hill, West Lavington, Devizes, SN10 4LQ. |
| **Proposal:** | 1.5 storey rear extension with associated external works |
| **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)

West Lavington Neighbourhood Plan 2017-2026

**REPRESENTATIONS**

West Lavington Parish Council – No Objections.

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

**ASSESSMENT**

The application relates to 23 Stibbs Hill in West Lavington, Devizes. It is a two-storey, thatch roofed, detached house located on a residential street.

Proposals:
The application seeks consent for a 1.5 storey rear extension with associated external works.

Impact upon the amenity of occupiers of neighbouring properties:
To the east and the south of the property there are no residential neighbours, only an agricultural building to the east, so the first floor windows upon these elevations pose no concerns regarding overlooking. There is a neighbouring property to the north of the site and there is a three-paned window proposed on the first floor of the north-west elevation servicing the staircase which faces in the direction of this neighbouring property. A section has been provided to demonstrate that the

fence on the shared boundary will block any views to the neighbouring property while anyone passes the window on the staircase, and from the top of the staircase the height of the window is such that there will only be views to the host dwelling's garden and not the neighbouring property. All other windows are located on the ground floor and would not introduce any unacceptable levels of overlooking. Therefore, the proposed plans are not considered to impose any unacceptable levels of overlooking.

The existing property is detached with a relatively large garden and the extension is located in the middle of the rear elevation with a lower ridgeline than the existing property so the new built form will have little if any impact upon the neighbouring properties. Therefore, the proposal is not considered to introduce any unacceptable levels of light blocking or overlooking.

The proposal is therefore considered acceptable on residential amenity grounds.

Scale, design and materials:
The extension will be located to the rear of the property where it will not be visible upon the street scene. The ridgeline of the extension will be considerably lower than the existing dwellinghouse, creating a visual subservience. It will have the same barn-hipped style roof as the existing house and this will be thatched, also matching existing. The external walling of the extension will consist of an unpainted stone plinth to match existing, with render and expressed timber frame above. There will be a new front door on the South East elevation of the extension, with windows either side and another window on the ground floor of the same elevation to the right. There will be two windows on the ground floor of the north-west elevation and one set of windows on the first floor and there will be a large amount of glazing on the North East elevation, with French doors and four windows either side on the ground floor and a Juliette balcony on the first. All windows/doors will be timber to match existing.

Overall, the scale of the extension is proportionate and appears subservient to the main dwellinghouse while the design and materials are high quality and in keeping with the existing property. Therefore, the proposal is considered acceptable on visual amenity grounds.

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 Drawings: Site Plan *P1 _ 2052 - Plan 1.dwg*
- Proposed Drawings: Elevations and Sections AA *P3 _ 2052 - Plan 1.dwg*
- Proposed Drawings: Floor Plans *P2 _ 2052 - plan 1.dwg*
- Proposed Drawings: Section BB *P4_2052 - Plan 1.dwg*
- Site Location Plan *LOCATION_ 2052_Location.dwg*
- Application Form

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