CASE OFFICER'S REPORT

Application Reference:	PL/2023/09231
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	01 December 2023
Case officer:	Helena Carney

Site Address:	4 Scholars Park, Rowde, Devizes, SN10 2AH
Proposal:	Single storey rear extension- amended design following approval of application PL/2023/07124
Recommendation:	Approve with Conditions

Note:
It is considered that the application can be determined without the need for a physical site visit as the planning officer visited the application site when assessing the previous application. It is therefore considered that there is sufficient information available to reach a decision.

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 57: Ensuring High Quality Design & Place Shaping

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

ISSUES

- Principle of development
- Impact upon amenity of occupiers of neighbouring properties
- Scale, design and materials

RELEVANT PLANNING HISTORY

- K/57111/F - Conservatory to dwelling under construction, approve 30/08/2007
- PL/2023/07124 - Single storey rear extension, approved 29/09/2023

REPRESENTATIONS

Rowde Parish Council: no comment received at time of writing

Third Party representations: none received at time of writing

ASSESSMENT

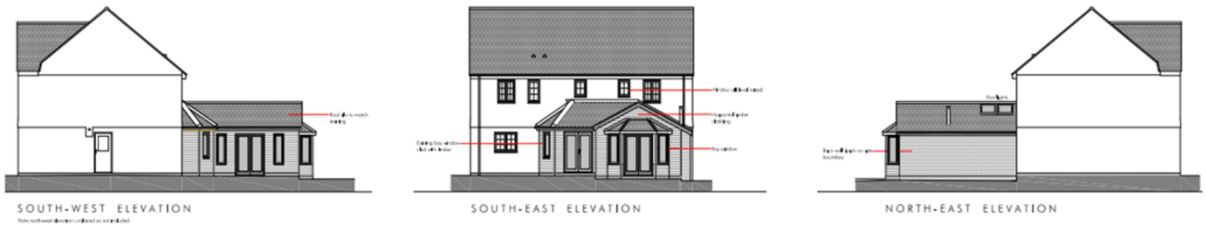
The application site relates to a two-storey detached property located at the end of a small cul-de-sac in an established residential area in the village of Rowde.

There are neighbouring properties located to the front, rear and to either side of the application site.

The application property benefits from a detached garage and a rear garden. The application property has been extended previously by way of a rear conservatory.

The Proposals:
The application is a resubmission of application ref: PL/2023/07124 for the construction of a single-storey rear extension to be sited between the existing conservatory and the side (eastern) boundary and to raise the cill level of an existing small rear window at first floor level (to facilitate the construction of the proposed extension).

The proposed change from the extant planning permission is a change in design as can be seen in the images below. The overall depth, width and height of the proposed extension is the same as the previously approved extension (6.8m deep x 5m wide, 3.8m to the ridge and 2.5m to the eaves.



As approved under planning ref: PL/2023/07124



Current proposals subject of this application

Principle of development:
The principle of development has been found to be acceptable under the previous planning assessment for application ref: PL/2023/07124. This current assessment does not seek to readdress all aspects of the proposal as this has been done and the proposal benefits from permission.

This application has therefore been assessed on the basis of a change of design.

Impact upon amenity of occupiers of neighbouring properties:
There are no concerns from a neighbour amenity perspective as this application is proposing a change in design, omitting the rear bay. The overall depth, width and height of the proposed extension and fenestration is the same as that of the previously approved extension. As such it is concluded that the proposed development subject of this application will have a neutral impact upon the occupiers of neighbouring properties.

Scale, design and materials:
The adopted Wiltshire Core Strategy (WCS) Core Policy 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 landscape and effectively integrate into its settings.

This revised application essentially proposes a change in design, omitting the rear bay. The overall scale and proposed materials will be as the previously approved extension and consequently there are no concerns from a planning perspective.

Conclusion:
In conclusion the proposals seem fitting with regards to scale, design and materials. The proposal is 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.

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:

Application Form; Location Plan; Drg No. P1_A-2073-Planning1.dwg House as proposed

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

Informatives: (1)

3 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.