CASE OFFICER'S REPORT

Application Reference:	PL/2023/08267
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	06 November 2023
Case officer:	Clare Wood

Site Address:	7 The Orchard, Urchfont, Devizes, SN10 4QX
Proposal:	Installation of wood burner and new flue exiting through the roof.
Recommendation:	Approve with Conditions

POLICIES:

National Planning Policy Framework 2023 (NPPF)

Wiltshire Core Strategy (WCS):

- Core Policy 57 Ensuring High-Quality Design and Place-Shaping
- Core Policy 58 Ensuring the Conservation of the Historic Environment

ISSUES:

- Design and amenity.
- Conservation of the historic environment.

RELEVANT PLANNING HISTORY:

None.

REPRESENTATIONS:

Urchfont Parish Council: No objection.

Third Party Representations: One comment received supporting the application.

ASSESSMENT:

The Application Site

The application site consists of a link-detached bungalow located in the village of Urchfont. The bungalow is positioned at the end of a cul-de-sac among dwellings similar in style and is withing the Urchfont Conservation Area.

Proposal

The application is seeking planning permission for the insertion of a new flue within the roof of the bungalow to allow the installation of a log burner. The proposed flue would be positioned towards the rear of the existing roof, further back than the existing chimney breast, and would match the height of the existing chimney breast.

Design and Amenity

Core Policy 57 of the Wiltshire Core Strategy requires new development proposals to respect the local context in terms of building layout, form, height, mass, scale, plot size and elevation design to effectively integrate proposals into their setting. Proposals also need to be compatible with adjoining buildings and uses and protect the amenities of existing occupants.

The proposed flue is considered to be acceptable in scale and appearance in order to protect the existing character and appearance of the dwelling. The proposed flue is modest in size and would not project any higher than the existing chimney breast on the property. The flue would be set back from the existing chimney breast nearer to the rear of the dwelling which will aid in reducing the visual impact of the proposed flue.

A flue of this nature is commonplace on domestic dwellings and as such would not appear out of place. With the above in mind the proposed flue would not harm the character or design of the existing dwelling, its surrounding street scene, or levels of amenity currently enjoyed by neighbouring residents.

Impact upon the Conservation of the Historic Environment

The host dwelling is situated within the Urchfont Conservation Area. The dwelling itself, alongside those within the cul-de-sac of The Orchard, are relatively modern in design and do not add to the historic fabric of the conservation area. As such, the addition of the flue at the dwelling would not detract from the surrounding conservation area and is therefore considered acceptable in terms of its impact upon the Urchfont Conservation Area.

SUMMARY:

The proposal is considered acceptable in terms of its scale and design. There will be no harm to the appearance of the dwelling or surrounding street scene, levels of amenity or the Urchfont Conservation Area. The proposal is therefore considered compliant with the aforementioned policies.

RECOMMENDATION:

Approve with conditions.

Conditions: (2)

2 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.

3 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Application Form received by the Local Planning Authority on the 26th September 2023.
- Proposed Roof Plan received by the Local Planning Authority on the 26th September 2023.
- Proposed Floor Plan received by the Local Planning Authority on the 9th October 2023.
- Existing and Proposed Rear Elevation received by the Local Planning Authority on the 9th October 2023.
- Proposed Side Elevation received by the Local Planning Authority on the 9th October 2023.
- Proposed Site Plan received by the Local Planning Authority on the 9th October 2023.

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