CASE OFFICER'S REPORT

Application Reference:	PL/2023/09323
Application Type:	Householder planning permission
Site Inspection:	27 November 2023
Consultation ends:	01 December 2023
Case officer:	Helena Carney

Site Address:	Stabledoors, Berwick Bassett, Swindon, SN4 9NJ
Proposal:	Kitchen extension to front and office / conservatory extension to side
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (Adopted January 2015):
Core Policy 51: Landscape
Core Policy 57: Ensuring high quality design and place shaping

National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

ISSUES

• Impact upon amenity of occupiers of neighbouring properties
• Scale, design and materials
• Impact upon the North Wessex Downs National Landscape [Area of Outstanding Natural Beauty (AONB)]

REPRESENTATIONS

Berwick Bassett and Winterbourne Monkton Parish Council: no objection

Third party representations: one letter of support was received from the occupiers of a neighbouring property, commenting “This looks like a very sensible and appropriate addition to this property. I do not believe it will have any adverse effect on its surroundings or the village as a whole”.

RELEVANT PLANNING HISTORY

• K/10991 - Conversion of barn to residential use, approved 26/02/1988
• PL/2022/05111 - Certificate of lawfulness for existing use of property as independent residential unit from Berwick House Farm, approved 15/08/2022

• PL/2022/07378 - Removal of condition 6 of planning application K/16817 (Conversion of barn to residential use), approved 16/11/2022
• PL/2022/07366 - Discharge of Planning Obligation related to K/10991 (Conversion of barn to residential use), approved 12/05/2023

ASSESSMENT

The application site relates to Stabledoors, a single-storey semi-detached property located within the parish of Berwick Basset. The application property is set within a complex of existing barn/outbuildings and residential properties which are within the same ownership.

The proposals:
This application is seeking planning permission for the construction of a single-storey kitchen extension to the front and a conservatory to the side.

The proposed kitchen extension will be constructed with a sloping roof and will measure approximately 1.5m deep x 5.95m wide and 3.25m high (max).

The proposed conservatory will be constructed with a hipped roof, with projecting roof lantern. It will measure approximately 7.5m x 5.35m x 3.5m high (with the roof lantern projecting a further 0.8m).

Impact upon amenity of occupiers of neighbouring properties:
The proposed front extension is considered to be a modest addition to the host dwelling and will be constructed broadly in line with the existing front porch.

The proposed conservatory will be constructed to the side of the host dwelling, to a width of approximately 5.3m.

The nearest neighbouring properties are located to the north, sited at least 52m from the proposed development.

It is considered that the proposed extensions will not adversely impact upon the occupiers of neighbouring properties as a consequence of overbearing impact, overshadowing or loss of privacy due to the modest single-storey nature of the proposals and the separation distance that exists between them.

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.

The proposed extensions will be constructed to an appropriate design and scale and of suitable materials (brick and stone walls, tiled roofs).

It is therefore considered that the proposed development will not harm the character or context of the host dwelling or surrounding area.

Impact upon the North Wessex Downs National Landscape [Area of Outstanding Natural Beauty (AONB)]:
As the proposed development 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 National Landscape.

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

Plans:
2302_001 Location Plan
2302_005 Proposed Site Plan
2302_006 Proposed Ground Floor Plan
2302_007 Proposed Elevations

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