CASE OFFICER'S REPORT

Application Reference:	PL/2023/05075
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	22 August 2023
Case officer:	Clare Wood

Site Address:	Mayfield Cottage, 42 Devizes Road, Potterne, Devizes, Wilts, SN10 5LN
Proposal:	Demolition of existing dilapidated rear addition and replace with two storey extension with internal reconfiguration works, external alterations and external landscaping. Formation of carport adjoining existing garage
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

ISSUES:

• Design and amenity.
• Highway Safety.

RELEVANT PLANNING HISTORY:

None.

REPRESENTATIONS:

Potterne Parish Council: No objection.

Highways Officer: No objection.

Third Party Representations: No comments received.

ASSESSMENT:

The Application Site

The application site consists of a two-storey detached property located in the village of Potterne just outside the town of Devizes. The property is positioned on the end of a linear development

along the A360 and sits within a large plot and adjacent to neighbouring property number 46 Devizes Road.

Proposal

The application is seeking planning permission for the demolition of the existing rear addition of the dwelling with a two-storey extension with internal reconfiguration, external alterations and external landscaping. The proposal also includes the addition of a carport to adjoin the existing garage.

The proposed two-storey rear extension will measure approximately 8.5 metres in width and will extend approximately 5 metres from the rear elevation of the original dwelling. The proposed extension will be replacing an existing two-storey element that extends approximately 5 metres from the main rear elevation, with the proposed extension measuring approximately the same distance. The existing single storey rear extension will also be replaced with the proposed two-storey extension.

The proposed extension will incorporate a dual-pitched roof inline with the roofline of the existing dwelling. The proposed extension will include several new windows and doors to allow for the reconfiguration and reinstatement of the original front door in the front elevation of the dwelling. A Juliet balcony will be installed at first floor level on the rear elevation of the proposed extension. The proposal includes landscaping to the rear of the dwelling to allow space between the rear elevation and the rear garden which is at a raised level. Submitted section drawings illustrate this topography.

The proposal also includes the erection of a 3 bay car port that would be attached to the existing detached garage positioned to the side of the dwelling. The proposed car port would measure approximately 9 metres in width with a depth of approximately 5.5 metres. The proposed car port would be timber clad to match the existing garage and, a new profiled metal roof powder-coated green will be installed. Associated landscaping to allow for the proposed car port, and also around the perimeter of the dwelling, will be undertaken as part of the proposal.

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 replacement rear extension at the host dwelling is sympathetic in design to the dwelling. The removal of the existing two-storey and single storey rear elements and replacement with a single, simple in design, rear extension will simplify the rear elevation and provide a uniform appearance that will fit in with the existing character of the dwelling and its surroundings.

The positioning of the dwelling set up and back slightly from the road, alongside a high bank and hedging along the front boundary result in the rear of the dwelling being relatively hidden. This, alongside the fact that the proposed rear extension is replacing an existing two-storey rear extension of similar length, albeit moved closer to the side elevation, will ensure that the proposed extension will not have a negative effect on the character of the street scene.

The proposed car port is relatively large in size, especially once it is attached to the existing detached garage. However, for the above reasons (being set back and relatively well screened) it is deemed acceptable in terms of the impact it will have upon the street scene. The plot size is large enough to accommodate a garage and car port of this size without looking cramped.

The topography of the site is very sloped and the proposal includes the excavation of some of the landscape in order to allow for the proposed extension and carport. Having reviewed the site sections it is considered that the excavation and landscaping alterations are reasonable in proportion to the size of the site and its positioning and will not adversely impact upon the appearance of the dwelling or its surroundings.

In terms of neighbouring amenity, the proposed extension will be positioned on the southern end of the rear elevation away from the closest neighbouring property number 46 Devizes Road. Whilst number 46 Devizes Road is positioned on the boundary with the host dwelling, and relatively close to the dwelling itself, the fact that the proposed extension is to the southern end of the dwelling ensures that there will be no adverse impact upon the levels of light or privacy currently enjoyed by the neighbouring residents. As such, it is considered that the proposal will not cause any unacceptable harm to the amenity currently enjoyed by neighbouring residents and is therefore considered acceptable.

Highway Safety

The Highways Officer advises that the proposals will not have an impact upon the current access arrangements and is therefore happy that there will be no negative impact on the parking arrangement and as such raises no highway objection.

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 highway safety. The proposal is therefore considered compliant with the aforementioned policies.

RECOMMENDATION:

Approve with conditions.

Conditions: (3)

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 received by the Local Planning Authority on the 26th June 2023.
- Location Plan received by the Local Planning Authority on the 26th June 2023.
- Proposed Elevations (Drg No. 003) Revised received by the Local Planning Authority on the 2nd October 2023.
- Proposed Floor Plan and Roof (Drg No. 004) Revised received by the Local Planning Authority on the 2nd October 2023.
- Section Drawings (Drg No. 007) received by the Local Planning Authority on the 2nd October 2023.
- Site Plan Proposed (Drg No. 006) Revised received by the Local Planning Authority on the 2nd October 2023.
- Car Port (Drg No. 008) Revised received by the Local Planning Authority on the 2nd October 2023.

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.