CASE OFFICER'S REPORT

Application Reference:	PL/2023/08764
Application Type:	Householder planning permission
Site Inspection:	23 November 2023
Consultation ends:	14 November 2023
Case officer:	Joe Leesam

Site Address:	6 Walnut Close, Urchfont, Devizes, SN10 4RU
Proposal:	Single-storey extension
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)

REPRESENTATIONS

Urchfont Parish Council – Support.

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

ASSESSMENT

The application relates to 6 Walnut Close in Urchfont, Devizes. It is a single storey bungalow located on a residential street.

Proposals:
The application seeks consent for the erection of a single storey extension.

Revised plans have been submitted comprising a smaller front porch area than originally proposed due to concerns raised regarding visual amenity.

Impact upon the amenity of occupiers of neighbouring properties:
Due to the application's nature as a single storey extension, there are no concerns regarding overlooking. There will be the replacement of a door and the replacement of a window, but these will be in the same positions as existing and are both on the ground floor, so these pose no concerns for residential amenity. There will be a new front door, but this will also be located on the

ground floor and does not include any glazing. There will also be a new rooflight installed in the north elevation.

The extension is located to the front of the house and will be single storey porch with a flat roof; it is located close to a shared boundary with 7 Walnut Close but given the minimal amount of built form and low height of the development, the proposed plans are not considered to impose any unacceptable levels of light blocking or create an oppressive environment for any neighbouring residents.

In regard to the above, the proposed plans are considered acceptable on residential amenity grounds.

Scale, design and materials:
Original plans were submitted for a larger front porch but concerns were raised by the planning authority regarding the visual appearance, due to the porch disrupting the uniformity that exists within the street (the bungalows are formed in a regular stepped pattern). Following these concerns being raised, revised plans have been submitted for a smaller front porch which would be permissible under permitted development rights and as such is a recognised fall back position. While the revised porch would still somewhat break up the uniformity of the existing street scene, the impact would not be as harmful as the originally proposed plans. The fall back position also has to be taken into consideration as the proposal would be eligible for a certificate of lawfulness to which concerns with uniformity cannot be raised. The front porch is therefore considered acceptable.

A recessed wall on the front elevation will be moved outward to be brought in line with the remainder of the wall on the front elevation. The existing window on this section of wall will be replaced with a slightly different sized window to match another window on the same elevation. It is considered that this will have a negligible impact upon the visual appearance of the property. There will be a rooflight installed on the north elevation to the rear end of the property where it will not be visible within the street scene and will not have a material impact upon the aesthetic appearance of the property and as such is considered to be acceptable. The existing front door on the south elevation will also be removed and replaced with glazed double doors, this is also considered acceptable.

In regard to the above, the proposed plans are 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 elevations *P4407-05-A*
- Site Location & Block Plan *P4407-100A*
- Existing & proposed *P4407-06-A*
- Application Form

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