CASE OFFICER'S REPORT

Application Reference:	PL/2023/09128
Application Type:	Householder planning permission
Site Inspection:	15 December 2023
Consultation ends:	14 December 2023
Case officer:	Joe Leesam

Site Address:	Little Beeches, Wycombe Lane, All Cannings, Devizes, SN10 3NT
Proposal:	Removal of existing porch and erection of new, larger porch. Reopening and widening of partly blocked original door to create new french door to the living room
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 51 - Landscape
Core Policy 57 - Ensuring High Quality Design & Place Shaping
Core Policy 58 - Ensuring the Conservation of the Historic Environment

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

Sections 16 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

RELEVANT PLANNING HISTORY

19/04644/FUL – Removal of existing porch. Proposed single storey extension and porch. Withdrawn By Applicant 3rd September 2019.

REPRESENTATIONS

All Cannings Parish Council – No Objections.

Conservation – No Objections.

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

ASSESSMENT

The application relates to Little Beeches, Wycombe Lane in All Cannings, Devizes. It is a semi-detached house located on a residential street within the All Cannings Conservation Area.

Proposals:
The application seeks consent for the removal of an existing porch and the erection of a new, larger porch and the reopening and widening of partly blocked original door to create a new French door to living room.

Impact upon the amenity of occupiers of neighbouring properties:
Due to the application's nature as a front porch and replacement of a window with a door, there are no concerns raised regarding residential amenity. The porch will extend no further than the ground floor and will be a relatively small addition of built form so it would not be considered to impose any unacceptable levels of light blocking or create an oppressive environment. There will be no new windows/door opening introduced so overlooking is no cause for concern.

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

Scale, design, materials, and impact upon designated heritage assets:
Local Authorities are required by Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas, their setting, and any features of special architectural or historic interest possessed respectively when considering development proposals that affect the setting or views into them. This is locally reflected within Core Policy 58.

The host dwelling is situated in a relatively secluded location within the Aldbourne Conservation Area where it is not visible upon the street scene.

While the porch will be located to the front of the property, this elevation faces into the larger section of the garden and does not front any public highways and will not be visible from the street. The porch will be single storey and will not extend particularly far from the front elevation of the house, so it will not be a particularly large amount of built form being added to the property. The roof of the porch will consist of slate, with the central rows being scallop shaped in the same style as the existing porch to be demolished. This will be conditioned as natural slate. The porch will be walled-in on both side elevations, the side facing the adjoining Bramble House will consist entirely of brick and the other side will have a brick plinth with glazing above. The brick plinth with glazing above will continue around onto the front elevation for a short section of walling creating an alcove next to the existing front door. The brickwork and mortar will be conditioned to match the existing dwelling. The porch will be held by three white painted timber posts with saddle stone bases, these are of a similar style to the existing porch. An existing window will be replaced with larger French doors, these appear to be of the same style as the existing windows, but this will be conditioned as such to ensure the doors remain in keeping with the existing house. Overall, the proposed works are of the same architectural style as the existing property, will not be particularly visible upon the street scene, and are relatively modest inn scale. It is noted that the symmetry between Bramble House and the host dwelling will be broken up by this alteration, but given the proposed materials and building style being in keeping with both properties and the secluded nature of the houses, this is not considered detrimental to the visual amenity of the local area. The proposed works are therefore considered acceptable on visual amenity grounds.

Conservation have been consulted and have responded with no objections, stating ‘The porch extension is not traditional in form i.e. extending across the whole frontage of a building. However, although the cottage is a good example of its period, the visually discreet location limits any visual impact on the character and appearance of the conservation area as a whole. The porch itself is relatively simple in design, being a pent-roof with slender timber supporting columns, and the continuation of the plain natural slates with scalloped shaped slates on the central rows is a respectful decorative detail. Overall, the proposals are considered to have a neutral impact on the significance of the designated heritage asset.’ The proposal is therefore considered acceptable on conservation grounds.

It is therefore considered, having regard to the points made above, that due regard has been given to the statutory duties set out within Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the requirements of the National Planning Policy Framework (2021) and Policies 57 and 58 of the Core Strategy.

Impact upon the North Wessex Downs National Landscape:
The proposed extension will be read in context with the host dwelling and as there will be no encroachment into the open countryside, no harm will be caused to the special qualities of the National Landscape.

Conclusion:
There will be no negative impact to neighbour or visual amenity, nor any designated heritage assets 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: (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:

- LOCATION PLAN AND BLOCK PLAN *4098-001*

- PROPOSED ELEVATIONS *4098-006*
- PROPOSED G.F PLAN *4098-007*
- PROPOSED SITE PLAN
- Application Form

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

3 The proposed brickwork, mortar mix, rainwater goods, doors, and roof tiling 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.