CASE OFFICER'S REPORT

Application Reference:	PL/2023/09421
Application Type:	Householder planning permission
Site Inspection:	27 November 2023
Consultation ends:	04 December 2023
Case officer:	Helena Carney

Site Address:	4, Farm Lane, Great Bedwyn, Marlborough, SN8 3LU.
Proposal:	The proposal is for the demolition of an external covered area and pergola, to be replaced with a single storey extension and new first floor extension on top of an existing ground floor 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
Core Policy 58: Ensuring the Conservation of the Historic Environment

Great Bedwyn Conservation Area Character Appraisal and Management Proposal, March 2007

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

ISSUES

- Impact upon amenity of occupiers of neighbouring properties
- Scale, design and materials and impact upon heritage assets
- Impact upon highway safety and parking provision
- Impact upon trees
- Impact upon the North Wessex Downs National Landscape [Area of Outstanding Natural Beauty (AONB)]

RELEVANT PLANNING HISTORY

- K/83/0736 - Extensions, for porch sitting room, hall, approved 06/10/1983

REPRESENTATIONS

Great Bedwyn Parish Council: the Parish Council's planning meeting was not quorate due to Councillor illness so no decisions were taken

Wiltshire Council Highways Officer: no objection subject to condition

Wiltshire Council Arboricultural Officer: no comment to make

Wiltshire Council Environmental Health Officer: no objection subject to condition

Third party representations: at the time of writing two letters of representation were received from occupiers of neighbouring properties. A summary of the comments received is as follows (full comments available on the council's website):

• Concerns about scale and design of proposed extension;
• Second floor extension not in keeping with scale and traditional look of existing cottage;
• Concern regarding overlooking from windows on east elevation;
• Concerned about roof light on east facing roof slope with regard to additional noise and loss of privacy, request for a sun tube or similar instead;
• No direct access to site from the road, request to be contacted by owners to discuss to discuss and agree a plan during construction phase;
• Object to application which adjoins property;
• Two storey extension is disproportionate and imposing, excessive in size and overbearing;
• Height of my cottage will be half the height of the extension;
• Windows are too large, and there will be three where there are currently two smaller windows, overlooking adjoining property;
• Proposed extension will be within 2 metres of the boundary;
• Sliding doors would adversely affect privacy of both properties;
• Design and layout will upset the balance of the rear profile of the terrace;
• Design, appearance and layout detrimental to adjoining property; and
• The new building lines would affect the levels of daylight and privacy.

Late correspondence has been received from the occupier of No.2 Farm Lane raising the following concern "I need to point out that there is an 18th century vaulted cellar below my living room at no.2 Farm Lane. The living room wall immediately abuts the wall of no.4 over which the owners propose to build. I am concerned that the building works may detrimentally affect the integrity of the structure of the cellar and my property. Planning permission should be refused for this double height extension over the party wall".

Whilst the above concern has been duly noted, structural integrity of buildings is a Building Control matter and not a material planning consideration. Whilst the structural integrity of the adjoining property is not a material planning consideration, it is recommended that the applicants seek advice from Building Control to ensure that the works do not compromise the integrity of the adjoining property. It therefore considered prudent to include an informative on the planning approval advising the applicants to seek advice from Building Control and an informative drawing the applicant's attention to the Party Wall Act.

ASSESSMENT

This application relates to No.4 Farm Lane, an end of terraced property located within the conservation area in the village of Great Bedwyn. The application property is located on Farm Lane, off the High Street and central to the village. The application property and neighbouring properties are identified as significant unlisted buildings within the Great Bedwyn Conservation Area Statement. The application property is situated within the North Wessex Downs National Landscape.

The proposals:
This application is seeking planning permission for the demolition of an external covered area and pergola, to be replaced with a single-storey flat roof extension and new first-floor double pitched roof extension on top of an existing ground floor extension.

The proposed extensions will be constructed of brick and vertical timber cladding, clay tiles (pitched roof) single-ply membrane (fat roof), aluminium windows and doors.

Impact upon amenity of occupiers of neighbouring properties:
The proposed development comprises the demolition of the existing covered area and the construction of a single-storey rear extension in its place and the construction of a first-floor extension above the existing ground floor extension.

The proposed development has the potential to impact upon the occupiers of neighbouring properties located to either side. Concerns raised by the occupiers of the neighbouring properties have been duly noted and a site visit was carried out by the Planning Officer to assess the potential impact of the proposed development on the occupiers of adjacent neighbouring properties.

• No.2 Farm Lane:
This is the adjoining neighbouring property.

The proposed single-storey rear extension will be wider than the existing covered area that it will replace, but will be the same depth. It will be constructed at least 3.6m from their shared boundaries. Whilst it is acknowledged that there will be sliding doors inserted in the side elevation of the extension facing the above property. However, given the single-storey nature of the proposals and the separation distance that exists, it is considered that the proposed extension will not materially impact upon the occupiers of the adjoining property as a consequence of overbearing impact, overshadowing or loss of privacy.

The proposed first-floor extension will be constructed above the existing ground floor extension, and will sit adjacent to the roof of the adjoining property. It is acknowledged that the extension will project beyond the rear elevation of the adjoining property by approximately 0.5m. However this is considered to project by a relatively modest amount and is unlikely to materially impact upon the occupiers of the adjoining property as a consequence of overbearing impact or overshadowing.

Whilst it is acknowledged that there will be an increase in the number and size of windows in the rear elevation of the extension at first-floor level, compared to the existing arrangement, it is not considered to result in such a material loss of privacy to warrant a reason for refusal. Furthermore, it is noted that the application property and neighbouring properties have windows in their rear

elevations at first-floor level and as such there is already a degree of intervisibility between neighbouring properties.

• No.5 Farm Lane:
This is the neighbouring property located to the north of the application property. The proposed single-storey and first-floor extensions will be constructed adjacent to their shared boundary.

The proposed single-storey extension will be constructed with a flat roof and will measure approximately 3.65m deep x 4.1m wide x 2.95m high. The proposed extension will be the same depth and of a similar height to the existing covered area that it will replace. It is not proposed to insert any openings in the north facing elevation of the proposed extension. It is therefore considered that the proposed single-storey rear extension will not have detrimental impact upon the occupiers of the above property as a consequence of overbearing impact, overshadowing or loss of privacy.

The proposed first-floor extension will be constructed above the existing ground floor extension, approximately 2.1m from the side elevation of the neighbouring property. Whilst it is acknowledged that this will result in additional built form, it is noted that the extension will be constructed with a pitched roof which will slope away from the neighbouring property and combined with the separation distance that exists between them it is considered that it will not result in an overbearing impact or overshadowing to warrant a reason for refusal.

It is proposed to insert a velux roof light in the north facing roof slope of the proposed first-floor extension to serve the new bathroom. The cill of the roof light will be set approximately 1.85m from the finished floor level. However, to address concerns raised by the occupiers of the neighbouring property, a condition will be imposed on the planning approval requiring the roof light to be fitted with obscure glazing. No other openings are proposed to be inserted in the north facing elevation and therefore, the proposed development is considered not to materially impact upon the occupiers of the neighbouring property.

In consideration of neighbour amenity during the construction phase, the council's Environmental Health Officer provided the following comment and suggested a condition:

"The proposal is for the demolition of an external covered area and pergola, to be replaced with a single storey extension and new first floor extension on top of an existing ground floor extension.

For such a proposal our team would not generally expect to comment. However, I have taken a look as requested and noted the comments of the Highways team. I would want to add an Hours of Construction condition to limit the prospective impact on amenity for nearby residents during the construction phase.

Condition
No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable".

As access to the rear garden of the application site is via a private right of access across the neighbouring properties garden, it is also considered necessary in this instance, for the condition to also include construction deliveries.

Scale, design & materials and impact upon heritage assets:

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 property is located within the designated conservation area; Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Areas.

The adopted Wiltshire Core Strategy (WCS) Core Policy 58 requires that designated heritage assets and their settings will be conserved and where possible enhanced.

The host dwelling is identified as a significant unlisted building in the Great Bedwyn Conservation Area Statement and lies within the conservation area.

The proposed single-storey extension will be constructed of brick to match existing under a single-ply membrane roof. The proposed first-floor extension will be constructed with vertical timber cladding and clay roof tiles to match existing.

Whilst it is acknowledged that the timber cladding will introduce a new feature, it will result in a contemporary design which is considered acceptable in this instance.

The proposed extensions will result in an increase in built form. However, as the proposed first-floor extension will be constructed above the existing ground floor extension and the proposed single-storey extension will occupy only a slightly larger footprint compared to the existing covered area that it will replace, there are no concerns with regard to the scale of development proposed.

It is noted that the application property and neighbouring properties differ in design and scale when viewed from the rear and as such the proposed development will not look out of keeping.

Given the above, it is considered that the proposed development will not cause harm to the historical interest of this non-designated heritage asset or to the setting of neighbouring non-designated heritage assets.

As the proposed development will be to the rear of the property and not readily visible from the public realm, no harm will be caused to the character and appearance of the conservation area.

Impact upon highway safety and parking provision:

The council's Highways Officer was consulted on the proposals and commented as follows "The proposal will add an extra bedroom . However, in terms of parking requirement there is no need for any extra parking allocation. Both a 2 bed and 3 bed have the same requirement. That said the

current property does not have off street parking and on that basis I am happy to accept the status quo.

Therefore, based on the information provided I am happy to offer no highway objection".

It is understood that there is no direct access to the rear of the application site from the highway and as mentioned above, there is no on-site parking provision. However, it is understood that there is a 'right of way' across the neighbours garden allowing access to the rear garden of the application site, accessed via a side gate.

In light of this, further advice was sought from the council's Highways Officer and the following comment was received

"I offer my apologies I should have included the request for a CMS due to the restricted nature of the access road.

As such please could you add the following:

No development shall commence on site (including any works of demolition), until a Construction MANAGEMENT Statement, together with a site plan, which shall include the following:

1. the parking of vehicles of site operatives and visitors;
2. Number and size of delivery vehicles/ construction vehicles
3. loading and unloading of plant and materials;
4. storage of plant and materials used in constructing the development;
5. wheel washing facilities;
6. measures to control the emission of dust and dirt during construction;
7. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
8. measures for the protection of the natural environment.
9. hours of construction, including deliveries;
10. pre-condition photo survey – any damage related to the development will be put right (to the satisfaction of the LHA) within 6 months of the development completion.

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase".

It is noted the council's Environmental Health Officer has requested that the planning approval is subject to a condition restricting the hours of operation during the construction phase in the interests of neighbour amenity (and will also include deliveries as discussed in an earlier section). It is therefore considered unnecessary for the Construction Management Statement condition to include hours of construction and deliveries as this will be covered by a separate condition.

In consideration of the above and subject to the suggested condition, the proposed development does not give rise to any highway safety concerns.

Impact upon trees:
It is proposed to remove a pair of Holly trees which are located either side of the gate. However, the trees are considered to be of low amenity value and therefore their removal does not raise any concerns from a planning perspective.

It is also worthy of note that the council's Arboricultural Officer had no comment to make on their removal.

Impact upon the North Wessex Downs National Landscape [Area of Outstanding Natural Beauty (AONB)]:
As the proposals 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:
The proposed application seems fitting with regards to scale, design and materials. The proposals are considered acceptable in the context of its surroundings and in accordance with the general criteria set out in the aforementioned policies of the local development plan.

Conditions: (6)

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
Design and Access Statement, Reference: 2306 / 03_601, October 2023
2306 / 03_001 Location Plan
2306 / 03_006 Proposed site/roof plan
2306 / 03_007 Proposed ground floor plan
2306 / 03_008 Proposed first floor plan
2306 / 03_009 Proposed elevations

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

3 Any bricks or roof tiles 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.

4 Before the development hereby permitted is first occupied the velux roof light in the north facing elevation shall be glazed with obscure glass only (level 4) and the window shall be permanently maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

5 No development shall commence on site (including any works of demolition), until a Construction MANAGEMENT Statement, together with a site plan, which shall include the following:

1. the parking of vehicles of site operatives and visitors;
2. Number and size of delivery vehicles/ construction vehicles
3. loading and unloading of plant and materials;
4. storage of plant and materials used in constructing the development;
5. wheel washing facilities;
6. measures to control the emission of dust and dirt during construction;
7. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
8. measures for the protection of the natural environment.
9. pre-condition photo survey – any damage related to the development will be put right (to the satisfaction of the LHA) within 6 months of the development completion.

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

6 No construction, demolition work, or deliveries associated with the construction of the development hereby permitted shall occur on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable”.

Informatives: (2)

7 It is recommended that the applicant seeks advice from Building Control to ensure the integrity of the adjoining property is not compromised during the construction of the rear extension hereby permitted. Wiltshire Council's Building

Control department can be contacted on 0300 456 0113 or by emailing buildingcontrol@wiltshire.gov.uk.

8 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.