CASE OFFICER'S REPORT

Application Number: PL/2023/09331

Address: The Old Forge, High Street, Pitton, Salisbury, SP5 1DQ

Proposal: Extension over existing garage to create an ensuite and walk-in wardrobe off Bedroom 1

Date of Inspection:
N/A
Consultation Expiry:
06/12/23
Press Advert: N/A

POLICIES
National Planning Policy Framework and the NPPG

Wiltshire Core Strategy
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 24: Spatial Strategy: Southern Wiltshire Community Area Core Policy 57: Ensuring high quality design and place shaping
Core Policy 58: Ensuring the conservation of the historic environment Core Policy

Planning (Listed Building and Conservation Areas) Act 1990
Section 72

REPRESENTATIONS :

Parish Council – None received.

Third Party Comments **–** None received.

Assessment

- Principle
- Scale, design and impact on the character and appearance of the Conservation area
- Impact upon the setting of a listed building
- Impact on neighbouring amenity

Scale, design and impact on the character and appearance of the Conservation area and impact upon the setting of a Listed Building

Wiltshire Core Strategy Core Policy 57 states:

> *A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire….*
>
> *In addition, The Conservation policies of the local plan and the NPPF seek to ensure that the existing significance, character and setting of the Conservation Area and any listed buildings would be preserved or enhanced.*

The application site is a detached residential dwelling set upon a corner plot of The High Street

and Black Lane, Pitton. The property itself is not listed but does fall within the Pitton Conservation Area.

The application seeks approval for the erection of a first floor extension above the existing garage to provide an en-suite and walk in wardrobe to the master bedroom.

The proposed extension is considered to be of an appropriate scale and design for the hostdwelling and has been designed to appear as a subservient addition being well stepped down from the existing ridge height and being stepped back from the front building line of the main house.

Although it would be visible from within the streetscene it would not appear overbearing or dominant and is considered to uphold the character and appearance of the Conservation Area.

The two properties on the opposite side of the High Street, known as Apple Tree Cottage and Pear Tree Cottage are both Grade II Listed properties. These properties are well set back within their plots. A significant distance between these properties and the proposed extension ensures the proposal would not result in any harm upon the setting of these Heritage Assets.



The proposed extension is therefore considered acceptable for the plot and would not result in any adverse effects upon the overall character and appearance of the Conservation Area or have any detrimental impacts upon the setting of the neighbouring Heritage Asset. Therefore, the proposal is considered to comply with Core Policies 57 & 58.

Impact upon Residential Amenities

Policy CP57 also states:

vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)

The application site has two immediate neighbouring properties, being The Orchard to the West and Wheelwrights Cottage to the North.

As the extension would be positioned above the existing garage and be well stepped down from the existing ridge height of the house, it is not considered to be overly dominant or result in any overshadowing/loss of light concerns.

The proposal includes an additional front elevation window, serving the walk in wardrobe, which would have an outlook over The High Street.

The proposed extension does not incorporate any new openings to the side elevation facing The Orchard and the rear elevation facing Wheelwrights Cottage proposes a modest en-suite window only. Due to the nature of this window, it can be conditioned upon any approval to be obscure glazed.

Therefore, the works would not result in any openings which would raise any concerns in regard to any potential overlooking or loss of privacy. The proposal is considered to comply with Core Policy 57 in preserving residential amenities of any neighbouring properties.

Conclusion:

On balance, the proposal, is not considered to pose any harm which could warrant a refusal. The scheme is considered to comply with Core Policy 57 and 58 as well as Planning (Listed Building and Conservation Areas) Act 1990 Section 72.

RECOMMENDATION: Approve, with conditions.