CASE OFFICER'S REPORT

Application Reference:	PL/2023/09948
Application Type:	Householder planning permission
Site Inspection:	05 January 2024
Consultation ends:	08 January 2024
Case officer:	Helena Carney

Site Address:	Wakeford House, Aldbourne Road, Baydon, Marlborough, SN8 2HZ
Proposal:	Extension and internal alterations
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)

ISSUES

• Impact upon amenity of occupiers of neighbouring properties
• Scale, design and materials
• Impact upon the North Wessex Downs National Landscape [Area of Outstanding Natural Beauty (AONB)]

RELEVANT PLANNING HISTORY

• K/80/0878 - Two detached dwellings and garages, approved 18/12/1980
• K/12961/O - Construction of one dwelling adjacent to existing house and construction of two domestic garages. alteration of existing access, approved 08/11/1988
• K/14512/D - Erection of two storey dwelling and alteration of existing access, approved 12/09/1989

REPRESENTATIONS

Baydon Parish Council: no objection

Third Party representations: none received at time of writing.

ASSESSMENT

The application site relates to Wakeford House, a detached two-storey dwelling located within the village of Baydon. The property benefits from a rear garden and gravelled parking area to the front. There are neighbouring properties located to either side and to the rear and on the opposite side of the highway.

The application property is situated within the North Wessex Downs National Landscape.

The Proposals:
This application is seeking planning permission to construct a single-storey pitched roof front extension and adjoining open front porch constructed with a mono-pitch roof.

The proposed extension/open porch will measure approximately 7.3m wide and will project approximately 2m from the principal elevation of the host dwelling. The pitched roof of the proposed front extension will measure approximately 2.3m to the eaves and 3.6m to the ridge. The eaves height of the proposed open porch will measure approximately 2.3m (same height as the proposed front extension) and approximately 3.4m to the ridge.

Impact upon amenity of occupiers of neighbouring properties:
The proposed development has the potential to impact upon the occupiers of Choules Acre, the nearest neighbouring property located to the south/west, which is set forward of the application property. The proposed extension will be constructed at least 6.5m from the neighbouring property.

Given the modest single-storey nature of the proposals and the separation distance that exists, it is considered that the proposed development will not materially impact upon the occupiers of the neighbouring property as a consequence of overbearing impact, overshadowing or loss of privacy.

Scale, design and materials:
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 proposed front extension and open porch are considered to be modest additions to the host dwelling, constructed to an appropriate scale and design and of matching materials (brickwork, profiled concrete roof tiles, UPVC casement window).

It is also noted that neighbouring properties are of varying designs and scale and as such the proposed development will not appear out of keeping with the surrounding area.

It is therefore considered that the proposed development will not harm the character and appearance of the host dwelling or surrounding area.

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:
In conclusion the proposals seem fitting with regards to scale, design and materials. The proposal is 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.

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:

Application Form
Wakeford House - Existing - 01, Existing Elevations, Ground Floor Layout, Section A - A, Roof Plan / Site Layout, Site Location Plan and Block Plan
Wakeford House - Proposed - 02, Proposed Elevations, Ground Floor Layout, Section A - A and B - B, Roof Plan / Site Layout, Site Location Plan and Block Plan

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