CASE OFFICER'S REPORT

Application Reference:	PL/2023/10241
Application Type:	Householder planning permission
Site Inspection:	08 December 2023
Consultation ends:	26 December 2023
Case officer:	Joe Leesam

Site Address:	Redston, Lottage Road, Aldbourne, Marlborough, SN8 2EB
Proposal:	Garage conversion
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

Aldbourne Neighbourhood Development Plan 2021-2036

The North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024

REPRESENTATIONS

Aldbourne Parish Council – No comment, no objections.

Highways – No Objections.

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

ASSESSMENT

The application relates to Redston, Lottage Road in Aldbourne, Marlborough. It is a two-storey detached house with an adjacent detached double garage. The site is located adjacent to the boundary of the Aldbourne Conservation area, although not technically inside it. The site is also washed over by the North Wessex Downs National Landscape.

Proposals:
The application seeks consent for a garage conversion.

Impact upon the amenity of occupiers of neighbouring properties:
By virtue of the proposal's nature as a garage conversion, there will be minimal changes to the built form of the host dwelling. The only change to built form will be the addition of a small, enclosed canopy, connecting the garage with the main body of the dwellinghouse. This is situated away from any shared boundaries and would therefore not be considered to impose any unacceptable levels of light blocking or be considered to create an oppressive environment for any neighbouring residents.

All new windows and doors will be located on the ground floor level, and none will face in the direction of any adjacent neighbouring properties. The proposal will therefore not impose any unacceptable levels of overlooking.

With 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, or 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 not situated within the Aldbourne Conservation area, but it is located adjacent to its boundary so its impact upon the setting of the designated heritage asset will be considered as part of the decision making process.

The host dwelling is set back from the main highway considerably, so while visible upon the street scene, it is not located in a particularly prominent location.

The enclosed canopy connecting the garage with the main body of the dwellinghouse will be flat roofed and will contain a ground floor window on the front elevation. The flat roofed design is relatively modern in appearance and will be visible from the front elevation, this is not ideal given the building's location close to a conservation area, but it will not have a significant visual impact due to the small scale and recession from the front elevation. The exterior walling of the enclosed canopy will be planed ash cladding, as will the east and south elevation of the garage. While not ideal the enclosed canopy is not considered to have an impact upon visual amenity, or heritage assets, so detrimental as to warrant refusal.

There are currently two garage doors located on the front elevation of the garage; the right door will remain as existing but the left one will be replaced with a window. The gap left beneath the window will be filled in with brick to match existing and the rest of the front elevation and north elevation will remain as the existing brick. Bi-fold doors will be installed in the South elevation, facing into the rear garden of the property with a small window to the side, both of which will not be visible upon the street scene. There will also be a high-level window installed on the east elevation which, again, will not be visible from the street.

Overall, the proposed plans will not have a significant impact upon the visual appearance of the property due to the minimal changes to built form and minor changes like the addition of windows/doors which will mostly be located towards the rear of the property where they will not be visible upon the street scene. The proposed plans are therefore considered acceptable on both visual amenity and heritage 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 66 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the requirements of the National Planning Policy Framework (2023) and Policies 57 and 58 of the Core Strategy.

Highways:
The proposal does not involve any changes to the site access but it will result in the loss of one parking space in the garage. The remaining parking space left in the garage is of a relatively small size, but there is ample off-street parking available upon the site without either of the garage spaces so this loss of parking space is considered acceptable, even with the small remaining garage parking space not considered as part of the overall parking provision.

Highways have been consulted and have responded with no objections to the proposal. Stating "Though the garage is a little small in dimensions currently requested in new applications I am happy that there is still opportunity for off street parking and as such I am minded to not insist upon any re-design."

The proposal is therefore considered acceptable on highways grounds.

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 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 and Plans *1314-02*
- Proposed Elevations and Plans *1314-03*
- Existing Elevations and Plans *1314-01*
- Application Form

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