# CASE OFFICER'S REPORT

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| **Application Reference:** | PL/2023/10369 |
| **Application Type:** | Householder planning permission |
| **Site Inspection:** | 08 December 2023 |
| **Consultation ends:** | 27 December 2023 |
| **Case officer:** | Joe Leesam |

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| **Site Address:** | 12 Kandahar, Aldbourne, Marlborough, Wilts, SN8 2EE |
| **Proposal:** | Erection of summer 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

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

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

Aldbourne Neighbourhood Development Plan 2021-2036

**RELAVANT PLANNING HISTORY**

None relevant to the rear garden.

**REPRESENTATIONS**

Aldbourne Parish Council – "No objection, with comment that it was noted that this was a retrospective application for planning approval and that the Committee would not want to see a repetition of this for approvals of new developments or significant alterations to existing houses."

Third party representations – One Objection received:

Summary of response:
- Building is in excess of 10 cubic metres in an Area of Outstanding Natural Beauty.
- The building appears to be further away than 20m from the wall of the house.
- The building produces significant light pollution when used at night.
- The application form is not correct.
- A large tree was removed prior to this building being built.
- There are several trees within falling distance of the building.
- The building can be seen from several public roads and footpaths opposite the building.

**ASSESSMENT**

The application relates to 12 Kanhandar in Aldbourne, Marlborough. It is a single storey, detached bungalow located on a residential street. The site is washed over by the North Wessex Downs National Landscape.

Proposals:
The application seeks retrospective consent for the erection of a summer room.

Impact upon the amenity of occupiers of neighbouring properties:
The proposed outbuilding is single storey and will be sited to the rear of a relatively long garden. The garden is of a significantly steep pitch so the outbuilding will sit a lot higher than the host dwelling and the neighbouring bungalows, the steepness of the hill does raise some concerns regarding overlooking due to the potential overlooking of both neighbouring gardens. There is mature foliage on the boundary treatments between the host dwelling and both neighbouring gardens so there is not currently any overlooking imposed upon the neighbouring properties, although there is always the potential of this being cut back. A degree of overlooking from the end of the garden would be expected in this circumstance due to the extreme topography of the land, and the overlooking potential of the outbuilding is no different than the overlooking potential of the garden itself. Therefore, the proposal is not considered to impose any unacceptable levels of overlooking that would warrant refusal of planning permission.

The proposed outbuilding is single storey and has a relatively shallow pitch, so it does not extend particularly high. There is a small gap between the outbuilding and both neighbouring properties so given its siting at the end of a long garden, the proposed summerhouse will not introduce any unacceptable levels of light blocking or be considered to create an oppressive environment.

In regard to the above, the proposal is considered acceptable on residential amenity grounds.

Scale, design and materials:
The outbuilding is timber clad, painted in the colour green, with a white UPVC double door on the left side of the front elevation and a window to the right. It has a shallow pitched hip-to-gable roof consisting of roof felt. It is recognised that due to the outbuilding's siting at a high vantage point, it may have a visual impact from certain public vantage points, but this would be from a relatively far distance and it would be read in the context of the residential curtilage. The colour choice of green does somewhat offset this visual impact also. Overall, the design of the summerhouse is typical for an outbuilding and will be read in the context of the residential curtilage; the proposal is therefore considered acceptable on visual amenity grounds.

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

Other matters:
Concerns have been raised by a neighbouring resident regarding light pollution at night. While the site is located within the North Wessex Downs National Landscape, the outbuilding will be located

upon residential land and is a modest outbuilding so light pollution would not be grounds for refusal in this instance.

While the application form may be incorrect regarding the felling of any trees prior to demolition, there are no Tree Protection Orders in place upon the site so this would not be a planning consideration at this time.

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.

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**Conditions:** (1)

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Elevations and Plans *I 389-01*
- Application Form

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