CASE OFFICER'S REPORT

Application Reference:	PL/2023/11116
Application Type:	Householder planning permission
Site Inspection:	19 January 2024
Consultation ends:	19 January 2024
Case officer:	Joe Leesam

Site Address:	Black Mikes, Dursden Lane, Pewsey, SN9 5JN
Proposal:	Proposed extension and 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)

Pewsey Neighbourhood Development Plan (NDP) 2006-2026

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

REPRESENTATIONS

Pewsey Parish Council – No Objections.

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

ASSESSMENT

The application relates to Black Mikes, Dursden Lane in Pewsey. It is a thatch roofed, detached house located in a relatively secluded rural location.

Proposals:
The application seeks consent for the erection of an extension and associated alterations.

Impact upon the amenity of occupiers of neighbouring properties:
Due to the application's nature as a single storey extension, there are no concerns regarding residential amenity. While the extension is located somewhat close to a shared boundary, there is still a relatively good amount of space between the rear elevation of the extension and this

boundary, and the neighbouring house is set a considerable distance from this shared boundary in any case. While the extension is single storey, the roof is relatively tall due to the steep pitch, but the amount of built form at a high level would not be enough to be considered to impose an unacceptable level of light blocking or be considered to create an oppressive environment for 30 Dursden Lane due to the adequate spacing and small amount of built form at a high level.

Due to the single storey nature of the extension, all windows/doors will be located on the ground floor where they do not pose any concerns regarding overlooking.

In regard to the above, the proposed plans are considered acceptable on residential amenity grounds.

Scale, design and materials:
The extension will be located to the side of the property on the far side from the road, where it will be minimally, if at all visible upon the street scene. It will be built in place of a previously existing conservatory which has now been demolished. The extension will appear visually separate from the main dwellinghouse, having its own separate roof form and being physically connected to the house by a small flat roofed section of built form with walls recessed from both the main dwellinghouse and the extension. The extension will be set back considerably from the front elevation and slightly set back from the rear elevation, allowing the footprint to be comfortably subservient to the main dwellinghouse. The roof will have a steep pitch to match that of the existing roof and the outbuilding will include a chimney toward the rear which emulates the two existing chimneys upon the property, helping the extension tie in visually to the main body of the house. There will be floor-to-ceiling windows/doors on the west and south elevation of the same scale and style as an existing set of doors on the South elevation.

The exterior walling will consist of oak timber cladding, the chimney will consist of brickwork to match existing, the roof will consist of clay plain tiles and grey EDPM, and the doors/windows will be painted timber. The proposed materials are high quality, natural choices which will create a complementary juxtaposition to the main dwellinghouse. The proposed materials are therefore considered acceptable.

Overall, the design of the proposed extension is sympathetic to the existing dwellinghouse. The scale is subservient, the built form is in keeping with the existing property, the materials are natural/high quality, and complementary architectural features are included within the design. Therefore, the proposed plans are 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 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: (3)

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 - S & W Proposed Section *PL-201*
- Proposed Elevations - N *PL-202*
- Proposed Floor Plans *PL-101*
- Proposed Site Plan *PL-001*
- Location Plan *L-000*
- Topographical Survey & Ground Floor Plan *23568_2_1F.dwg*
- Application Form

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

3 The proposed chimney shall be constructed in brickwork to match the existing brickwork, as confirmed via an email from the agent dated 22/01/2024.

Reason: In the interest of protecting visual amenity.