CASE OFFICER'S REPORT

Application Reference:	PL/2023/10382
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	08 January 2024
Case officer:	Helena Carney

Site Address:	Springfield, Ogbourne St George, Marlborough. SN8 1SU.
Proposal:	Demolish existing conservatory, erect a single storey extension to the rear & replace existing shed with a home office
Recommendation:	Approve with Conditions

Note: It is considered that the application can be determined without the need for a physical site visit. This is because the applicants have supplied photographs of the site from all relevant angles and the plans submitted clearly describe the extent of the development. It is therefore considered that there is sufficient information available to reach a decision.

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design & Place Shaping
Core Policy 58: Ensuring conservation of the historic environment

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

Sections 16, 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

ISSUES

- Impact upon heritage assets
- Scale and design, including impact on the context and character of the surrounding area
- Impact upon neighbour amenity
- Impact upon the North Wessex Downs National Landscape [Area of Outstanding Natural Beauty (AONB)]

RELEVANT PLANNING HISTORY

- K/14901 - Construction of granny annexe, approved 03/10/1989
- K/46537 - Erection of a conservatory, approved 16/12/2003

• 19/08267/TCA - T1 - Laurel: Reduce the sides away from the road. T2-T3 -Leylandii - Remove from the bank and replant to create a laurel Hedgerow. T4 Copper Beech - Reduce by 2. Crown Raise to 2.5m. T5-8 Remove small Leylandii and fruiting trees, no objection 04/10/2019

REPRESENTATIONS

Ogbourne St George Parish Council: no objection

Third party representations: one letter of representation was received from the occupiers of a neighbouring property, commenting as follows:

"We are concerned with two issues in respect of this application:

1. We are concerned with the potential effect of the development on the setting of Amberley which is a Grade II listed property and with the overall effect of further development within the Conservation Area of Ogbourne St George.
2. Currently the existing shed seems to be used only as a store with limited use. Its conversion to a home office/gym indicates more extensive use. We already suffer from very high levels of light pollution from Springfields with at least 4 no, (four) extremely bright lights illuminating their front garden and the whole of Amberley from at least dusk to around 22:00 - 23:00 particularly during the winter months. Indeed, it is the most illuminated house in the Conservation Area.

The existing shed also has a PIR sensor which is triggered by the movement of every car passing in the road and also when it detects movement on our driveway although this currently appears to be turned off. In order to get to the gym/office further lights would need to be included in the proposal and this causes us a serious concern.

We have no objection to this development provided that Wiltshire Council are first, satisfied that the finish is unobtrusive and in keeping with the Conservation Area. Second that a condition is placed on the application to ensure that the lighting is kept to the absolute minimum and that all lighting is turned off at 22:00 so as not to intrude into the bedrooms of Amberley which all face directly towards Springfields".

ASSESSMENT

The application site relates to Springfield, a detached property located within the small village of Ogbourne St George. There are neighbouring properties located to either side and to the rear and on the opposite side of the road. The property on the opposite side of the road is a Grade II Listed building.

The application site lies within the conservation area and the North Wessex Downs National Landscape.

The proposals:
This application is seeking planning permission for the construction of a single-storey rear extension and the construction of a detached outbuilding located to the front of the property replacing the

existing outbuilding in the same location. The existing rear conservatory will also be removed as part of the proposals.

It was noticed during the application process that the proposed south elevation of the outbuilding was incorrectly drawn (shown running the opposite way). This discrepancy was brought to the attention of the agent and a corrected plan was submitted.

Impact upon heritage assets:
The application site is located within the conservation area and as described above there is a Grade II Listed building located opposite which will not be physically impacted upon through the development proposed. It is therefore only the setting of the listed building and the impact upon the character and appearance of the conservation area that requires further consideration.

The proposed outbuilding will be located at least 17m metres away from the listed building in the same location as the existing outbuilding that it will replace, separated by the existing hedgerow. The proposed outbuilding will also occupy the same footprint as the existing outbuilding and of materials to match (horizontal timber boarding, UPVC joinery, felt roofing). It is therefore considered that the proposed outbuilding will have a neutral impact upon the setting of the neighbouring listed building and upon the character and appearance of the conservation area, given that it will be a replacement building, constructed on the same footprint as the existing and of matching materials.

The proposed single-storey will be constructed to the rear of the host dwelling and therefore will not be visible from the listed building or from public vantage points and consequently it will have a neutral impact upon the setting of the listed building and upon the character and appearance of the conservation area.

Scale and design, including impact on the context and character of the surrounding area:
Core Policy 57 of the Wiltshire Core Strategy (2015) seeks to ensure that proposals are of a high quality design. The policy outlines that applications for new development should “respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.”

The proposed rear extension is considered to be a modest addition to the host dwelling, constructed to an appropriate scale, design and of matching materials (painted render, interlocking concrete tiles, UPVC windows and doors). Whilst the proposed extension will result in additional built form to the rear of the host dwelling, this will be off-set due to the existing conservatory being demolished.

The proposed outbuilding will be constructed on the same footprint as the existing outbuilding that it will replace. Whilst the proposed design will be different from the existing design it is considered acceptable in this instance. The proposed outbuilding will also be constructed of materials to match the existing and therefore it will not look out of place.

Furthermore, the proposed outbuilding will be sited behind existing hedgerows, which will help to minimise its visual impact.

It is therefore considered that the proposed development will not have a detrimental impact upon the character or context of the host dwelling or upon the character of the surrounding area.

Impact upon neighbour amenity:
Core Policy 57 of the WCS (2015) aims to ensure amongst other criteria that proposed development would not have a detrimental impact on the occupiers of adjoining residential properties, through for example overlooking, overbearing impact or overshadowing.

The proposed single-storey extension will be constructed to the rear of the property and is considered to be a modest addition and at least 13m from the respective neighbouring properties located to the west (4 Leaze View) and to the north (Bournebank). Given the modest single-storey nature of the proposals and the separation distances that exists between them, the proposed extension is considered not to materially impact upon the occupiers of neighbouring properties as a consequence of overbearing impact, overshadowing or loss of privacy.

The proposed outbuilding will be constructed at least 12m from the neighbouring property to the west (4 Leaze View) and at least 17m from the neighbouring property located on the opposite side of the road (Amberley).

The proposed outbuilding will occupy the same footprint and in the same location as the existing outbuilding that it will replace, although it will be of a different design. Whilst the height of the building will be higher compared to the existing (by approximately 0.65m), this is considered to be a modest amount. As the proposed outbuilding will replace an existing outbuilding in the same location and given the single-storey nature of the proposals and the separation distances that exist, it is considered that it will not materially impact upon the occupiers of neighbouring properties as a consequence of overbearing impact, overshadowing or loss of privacy.

The objection received from the occupier of a neighbouring property with regard to the proposed use of the building and external lighting has been duly noted.

The submitted plan and documents indicate that the outbuilding will provide a home office/gym and store. The use of the proposed outbuilding is therefore considered ancillary to the host dwelling and does not give rise to any concerns in this regard. However, it is considered reasonable in this instance to impose a condition on the planning approval that the outbuilding shall remain ancillary to the main dwelling.

The concern regarding existing and future external lighting and the request for this to be conditioned has been duly noted. However, the Local Planning Authority has no control on lighting on a replacement building within an existing site. However, should occupiers of neighbouring properties continue to have concerns in this regard, they are advised to contact Wiltshire Council's Public Protection Team for specialist advice.

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:

The proposed application seems fitting with regards to scale, design and materials. The proposals are considered acceptable in the context of its surroundings and in accordance with the general criteria set out in the aforementioned policies of the local development plan.

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:

Application Form
Design and Access Statement
Drawing No. 2309/1 revision E - Plans as Existing/Proposed, received 23/01/2024

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

3 The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Springfield, Ogbourne St George, Marlborough., SN8 1SU and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.