CASE OFFICER'S REPORT

Application Reference:	PL/2023/10477
Application Type:	Removal/variation of conditions
Site Inspection:	
Consultation ends:	11 January 2024
Case officer:	Joe Leesam

Site Address:	Bell Close, Cross Lane, Marlborough, SN8 1LA
Proposal:	Variation of condition 2 of PL/2023/04080 (amended plans)
Recommendation:	Approve with Conditions

Note: A site visit is not considered necessary due to the case officer visiting site recently for the original application tied to this variation of condition.

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) 2021

Planning Practice Guidance (PPG)

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

Marlborough Area Neighbourhood Plan 2021-2036

REPRESENTATIONS

Marlborough Town Council – No Objections.

Highways – No Comment.

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

RELEVANT PLANNING HISTORY

PL/2023/07535 – Addition of new greenhouse and shed in front garden. Approved with Conditions 31/10/2023.

PL/2023/04080 – Demolition of existing side extension and garage, new extensions and garage, alterations to entrance driveway and associated landscape works. Approved with Conditions 04/08/2023.

13/06242/FUL – Single storey extension to family room, first floor extension over family room and new dormer window on South elevation. Approved with Conditions 07/01/2017.

14/07612/FUL – Demolition of existing garage and construction of new garage and workshop. Approved with Conditions 24/09/2014.

L/83/1101 – Bungalow and garage. Refused 23/02/1984.

ASSESSMENT

The application relates to Bell Close, Cross Lane in Marlborough. It is a three-storey, detached house, located on a residential street. The site is washed over by the North Wessex Downs National Landscape.

Proposals:
The application seeks to vary condition 2 of PL/2023/04080 (amended plans).

The plans approved under PL/2023/04080 comprised a single storey extension which included a square section roofed in raised seam zinc with the rest of the extension flat roofed. This proposal seeks to change the raised seam zinc section to a smaller, square, glazed roof lantern.

Impact upon the amenity of occupiers of neighbouring properties:
Due to the application's nature as a change in roof design, there are no concerns raised regarding residential amenity. Due to the new roof's nature as a sky lantern, there is no risk of any unacceptable levels of overlooking occurring as a result of the proposed plans. The change in roof design will result in a decrease in the amount of new built form proposed. Therefore, there is no risk of any light blocking or the creation of an oppressive environment occurring as a result of the proposed variation of condition.

The proposed plans are therefore considered acceptable on residential amenity grounds.

Scale, design and materials:
The change from raised seam zinc to a sky lantern will not have a significant impact upon the visual appearance of the proposed plans. The proposed roof lantern does not have a significantly different aesthetic appearance than the currently approved zinc roof, only a reduction in scale and a change in materials, the shape of the square section of roofing will remain the same and it will be in the same position upon the house. The extension is located to the rear of the property where it is minimally visible from the street due to the topography of the land and the large front garden so the new roof will be minimally, if at all visible upon the street scene. Overall, the change in visual appearance is not particularly significant and the location of this change is not prominent.

In regard to the above, 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: (4)

1 The development hereby permitted shall be begun before the expiration of three years from the date of the approval of PL/2023/04080.

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 - House and Garage Site/roof plan and ground floor plan *2301/3_202 B*
- Proposed - House and Garage Floor Elevations *2301/ 3_202 Rev A*
- Existing & Proposed - entrance gates *2301/3_203*
- Existing - Location Plan *2301.3_001*
- Application Form

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

3 The development hereby permitted shall be constructed in accordance with the details specified on both the application form and the email from the agent received on 13/07/2023 under planning reference PL/2023/04080 (confirming Render Colour: Grey, Timber for garage doors: Western red cedar, Aluminium windows and doors colour: Dark Grey and Rainwater goods colour: Black).

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

4 The development hereby permitted shall not be first brought into use until the access, measured from the edge of the carriageway to the gates, has been surfaced in a consolidated material (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety

Informatives: (1)

5 The application involves an extension to the existing driveway and dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at http://wiltshire.gov.uk/highways-streets to make an application.

The applicant must also ensure that any works within 8m of a watercourse (including discharge to and/or piping of road side ditches) will require full Land Drainage Consent . Please contact the Drainage Team at Drainage@wiltshire.gov.uk