CASE OFFICER'S REPORT

Application Reference:	PL/2023/10216
Application Type:	Householder planning permission
Site Inspection:	05 January 2024
Consultation ends:	27 December 2023
Case officer:	Helena Carney

Site Address:	8, Burbage Road, Easton Royal, Pewsey, SN9 5LT.
Proposal:	Creation of single story extension on footprint of existing conservatory. Extension to consist of flat roof with lantern.
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)

ISSUES

- Impact upon neighbour amenity
- Scale, design and materials
- Impact upon the North Wessex Downs National Landscape [Area of Outstanding Natural Beauty (AONB)]

RELEVANT PLANNING HISTORY

- K/13621 - Vehicle access to dwelling, approved 14/03/1989
- K/43139 - The erection of a conservatory and two storey rear extension, approved 20/05/2002
- 14/11052/FUL - Single storey extension, approved 29/12/2014

REPRESENTATIONS

Easton Royal Parish Council: no objection

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

“Length and width are indicated on the plans, BUT, there is NO indication of original height OR planned height, as such we would need to know how tall a SINGLE story is. Further height extension would affect vision into and out of our rear bedroom”.

ASSESSMENT

The application site relates to No. 8 Burbage Road, a two-storey semi-detached property located on the outskirts of Burbage. The application property benefits from an existing rear conservatory and two-storey rear extension.

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

The proposals:
This application is seeking planning permission for the construction of a single-storey rear extension to replace the existing rear conservatory.

The proposed extension will be constructed on the same footprint as the existing conservatory, measuring approximately 2.26m wide x 4.51m deep. The proposed extension will be constructed with a flat roof, measuring approximately 3.05m high. The flat roof will include a projecting roof lantern, sitting approximately 0.5m above the flat roof.

Officers were concerned that the proposals would result in a detrimental impact upon the occupiers of the adjoining property (No.7 Burbage Road) as a consequence of overshadowing by virtue of the different roof form, increased roof height and solid brick wall to the side elevation. To address officers’ concerns, the height of the proposed extension was reduced and revised plans were submitted. As the revisions comprised a reduction in height only, it was not deemed necessary for the revised plans to be subject to a further period of consultation.

Impact upon neighbour amenity:
Core Policy 57 of the adopted Wiltshire Core Strategy 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 extension will be constructed on the same footprint as the existing conservatory that it will replace, constructed to the eastern side of the existing rear projection of the host dwelling. As the proposed extension will be constructed on the blind side of the neighbouring property located to the west (No. 9 Burbage Road), no impact has been identified.

The proposed extension will be constructed on the shared boundary with the adjoining property located to the east (No. 7 Burbage Road). The existing arrangement comprises a mono-pitch roof, sloping away from the adjoining property and glazed elevations above a dwarf wall. It is noted that there is a ground floor window in the rear elevation of the adjoining property which appears to be overshadowed to some extent by the existing conservatory and by their own rear extension.

However, in consideration of the original submitted plans, officers were concerned that the proposed extension would result in an unacceptable increase in overshadowing of the adjoining

property compared to the existing arrangement due to the flat roof design, increase in roof height compared to the existing conservatory roof and the side elevation being a solid brick wall.

To address the concerns raised, the applicant reduced the height of the proposed extension. It is acknowledged that the proposed extension will still be approximately 0.55m higher than existing roof. However, due to the reduction in height, it is considered that the proposed extension will not result in such an increase in overbearing impact or overshadowing of the adjoining property compared to the existing arrangement, to warrant a reason for refusal in this instance.

The proposed extension will be constructed with a solid brick wall facing the adjoining property, whereas the existing elevation facing the adjoining property comprises glazing above a dwarf wall. Therefore, in terms of privacy, the proposed extension is considered to result in an improved situation.

The comment received from the occupier of the adjoining property with regard to the proposed height of the extension affecting vision into and out of their rear bedroom, has been duly noted. However, the proposed extension will be at least 1.3m from the first floor window and approximately 0.7m lower than the bottom cill. Therefore, it is considered that the proposed extension will not result in a detrimental impact upon the first floor window of the adjoining property.

Scale, design and materials:
Core Policy 57 of the adopted Wiltshire Core Strategy 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 an acceptable replacement for the existing conservatory, which will be constructed to an appropriate scale, design and of brick to match existing.

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

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: (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:

Application Form
Drawing No. CT/TT/01/01, Revision A, Existing plans
Drawing No. CT/TT/01/10 Revision B, Proposed single storey extension and alterations, received 24/01/2024

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