CASE OFFICER'S REPORT

Application Reference:	PL/2023/08556
Application Type:	Householder planning permission
Site Inspection:	23 November 2023
Consultation ends:	29 December 2023
Case officer:	Joe Leesam

Site Address:	8 Fairmount, Kingston Road, Shalbourne, Marlborough, SN8 3QJ
Proposal:	Rear two storey extension and associated 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
Core Policy 58 - Ensuring the Conservation of the Historic Environment.

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

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

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

REPRESENTATIONS

Shalbourne Parish Council – No response received at the time of writing.

Highways Department (Final informal)– 'If the applicant is happy to remove the parking at this stage from the application I am happy to raise no highway objection.'

Archaeology – No response received at the time of writing.

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

ASSESSMENT

The application relates to 8 Fairmount, Kingston Road in Shalbourne. It is a two-storey, semi-detached house located on a residential street. The house is located within the Shalbourne Conservation Area and the site is washed over by the North Wessex Downs National Landscape.

Proposals:
The application seeks consent for the erection of a two storey extension and associated alterations.

Original plans were submitted for a flat roofed extension and a new access/driveway. Following comments from highways and concerns raised by the planning officer, subsequent plans have been submitted with a pitched roof instead of the originally proposed flat roof and with the proposed access/driveway removed.

Impact upon the amenity of occupiers of neighbouring properties:
The proposed extension will be two-storey and is located to the rear of the property. It extends the same distance on the first floor as an existing two-storey rear extension at the adjoining 9 Fairmount and has a matching roof form so it will have the same amount of built form at the first floor and roof level. The ground floor will extend slightly further, but this will only be to a small amount and would not be considered to impose any harm for residential amenity due to its single storey nature and small scale. While the extension will be located relatively close to the neighbouring 7 Fairmount, the topography of the land allows number 7 to sit much higher than the host dwelling. Number 7 is a single storey dwelling and it's ridgeline is only slightly lower than number 8 so the extension will have only a slightly bigger impact than a large single storey extension would on flat ground. The roof is relatively large but this slopes away from the neighbouring property so this would not have a significant impact. Therefore, the proposed plans are not considered to impose any unacceptable levels of light blocking or overbearing effect as to justify refusal of planning permission in this instance. .

There will be the addition of a Juliette balcony and two windows on either side introduced on the first floor of the rear elevation. There are no neighbouring properties to the rear of the host dwelling for a considerable distance; the only property which will experience any overlooking from these windows would be 6 Fairmount; this overlooking would be at a significant angle, however, and due to the significantly higher ground positioning of number 6 this oblique view would not be considered particularly intrusive, especially given the already existing windows upon this elevation. The only other first floor window is located on the South Elevation, and this services a bathroom. Due to this facing the neighbouring property this will be conditioned as obscure glazed. All other proposed windows/doors are located on the ground floor level where they pose no concerns for residential amenity. The proposed plans are therefore not considered to impose any unacceptable levels of overlooking for neighbouring residents.

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

Scale, design, materials, and impact upon designated heritage assets:
Local Authorities are required by Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas, their setting, or any features of special architectural or historic interest possessed respectively when considering development proposals that affect the setting or views into them. This is locally reflected within Core Policy 58.

The dwelling that is the subject of this planning application is located within the Shalbourne Conservation Area. It is of relatively modern construction, offering little architectural or heritage value to the wider conservation area; the adjoining properties are of the same nature.

The two-storey extension will be located to the rear of the property where it will not be visible upon the street scene. It will have a pitched, hip-to-gable roof of the same pitch and style as the existing roof form but running perpendicular to the existing roof. The extension will have the same style and scale roof as an existing extension upon the adjoining 9 Fairmount and the first floor will extend the same distance as the neighbouring property also. The ground floor will extend slightly further but only by a small amount, this will have a flat roof. The flat roof is not ideal due to its modern appearance but it is not considered detrimental enough to visual amenity to warrant refusal of the application given the small scale of this section of roofing and its siting to the rear of the property where it will not have a visual impact upon the street scene.

There will be the inclusion of a Juliette balcony in the centre of the first floor rear elevation, with two windows on either side, this offers an appreciated symmetry. There will also be bi-fold doors on the ground floor of this elevation with a window to the right. The only other window will be a small, obscure glazed window on the side elevation. All proposed windows are considered acceptable on visual amenity grounds.

The exterior walling of the extension will consist of brickwork to match existing, the roof will be tiled to match existing, the windows will be UPVC and the doors will be aluminium bi-fold doors. The proposed materials are in keeping with the existing property and are therefore considered acceptable.

In regard to the above, the proposed plans are considered acceptable on visual amenity and heritage grounds.

It is therefore considered, having regard to the points made above, that due regard has been given to the statutory duties set out within Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the requirements of the National Planning Policy Framework (2023) and Policies 57 and 58 of the Core Strategy.

Highways:
The originally proposed plans included the creation of a new point of access and driveway with space for four cars. Highways were consulted on the application and responded as follows:

“I am accepting of the principle of the additional living space on that matter I am happy to offer no highway objection.

However, I am minded to raise concerns over the proposed off street parking area. Though I am fully appreciative of the benefit of removing cars parked on the highway I am concerned that a new off street parking area as currently shown may lead to highway safety issues. The current design allows for the required 3 parking spaces but does not provide turning. There is also no secured visibility at the access, which in this location would need to be shown as 2.4m x 43m to the nearside carriageway edge in both directions.

I am mindful that this is not a new build but an extension, which will currently have its own demand in terms of parking (I believe this may be taking place on carriageway in the adjacent lay-bys). As such I am not minded to insist upon any new parking and would be happy to accept the status quo.

If the applicant does decide that they still want to pursue an off street parking then they will need to provide a design which provides a visibility splay as close to 2.4m x 43m to the nearside carriageway edge and cleared of obstruction at an above 900mm measured from the footway as possible, and preferably also some turning.

Therefore, in summary with the parking area included in this application I will be bound to raise a highway refusal due to the introduction of reversing vehicles over an access with insufficient visibility. However, if the applicant is happy to remove the parking at this stage from the application I am happy to raise no highway objection."

Following the comments received from highways, the applicant has submitted revised plans removing the proposed new access point and driveway. Therefore, the objection from highways is no longer a cause for concern and there are no issues in regard to highways safety. The number of bedrooms would remain as existing and would not require additional parking on site beyond the existing situation.

Impact upon the North Wessex Downs Area of Outstanding 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, Ground Floor and First Floor Layout, Roof Space Layout, Section A - A and B - B , Roof Plan / Site Layout and Block and Site Location Plan *02 B*
- Existing Elevations, Ground and First Floor Layout, Roof Space Layout, Section A - A , Roof Plan / Site Layout and Block and Site Location Plan *01*

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

3 Before the development hereby permitted is first occupied, the approved first floor window in the south elevation shall be glazed with obscure glass only, to at least the equivalent of Pilkington Level 4 standard, and the windows shall be permanently maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.