CASE OFFICER'S REPORT

Application Reference:	PL/2023/10476
Application Type:	Householder planning permission
Site Inspection:	19 January 2024
Consultation ends:	12 January 2024
Case officer:	Joe Leesam

Site Address:	6 Forestry Houses, Great Bedwyn, Marlborough, SN8 3LW
Proposal:	Creation of a two storey extension to create a new kitchen, second bathroom and to allow the bedrooms to be enlarged.
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)

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

REPRESENTATIONS

Great Bedwyn Parish Council – No objections.

'No objection by the planning committee and we also add the following statement: In line with Great Bedwyn Parish Council's agreed policy to support sustainable, carbon zero buildings and in support of Wiltshire Council's declaration of Climate Emergency in 2019, all new building or refurbishment projects should use sustainable materials which minimise carbon emissions and include measures to increase the efficiency of energy usage by:

- Maximising reuse and recycling of materials in construction to minimise embodied carbon footprint.
- Ensuring that energy is used efficiently by ensuring, no draughts, good insulation, double glazing and maximizing natural cooling and using heat pumps where appropriate.
- Generating renewal energy and energy storage where possible eg by installing photo voltaic cells and battery storage
- Supporting biodiversity and minimising rainwater runoff (to reduce flood risk) by including rain water storage and/or rain gardens where appropriate.'

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

ASSESSMENT

The application relates to 6 Forestry Houses, Great Bedwyn in Marlborough. It is a semi-detached house located at the end of a relatively secluded residential street. The site is washed over by the North Wessex Downs National Landscape.

Proposals:
The application seeks consent for the creation of a two-storey extension to create a new kitchen, second bathroom and to allow the bedrooms to be enlarged.

Impact upon the amenity of occupiers of neighbouring properties:
Due to the secluded nature of this row of houses and the host dwelling being located at the end of the street, there are no properties to the front, rear, or side of the property closest to the extension so there are no concerns regarding overlooking for any of the proposed windows. The only neighbouring residents are located to the south east and there will be no first-floor walls or windows facing in that direction. There will be small single storey extension to the rear with a side door facing in the direction of the neighbouring properties, but due to its nature as a ground floor door, this would not create any unacceptable levels of overlooking. Therefore, overlooking is not a cause for concern.

There will be a considerable amount of built form added to the property, but as previously stated there are no neighbouring properties to the front, rear, or side of the property where the extension is proposed, so there is no risk of any light blocking or the creation of an oppressive environment.

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 and will act as a continuation of the existing property. The ridgeline, roof style, and pitch will be the same as the existing property and the front and rear walls will run flush with the existing house for the most part. There will be a small single storey section to the rear which extends further than the rear elevation; this will have a more modern flat roof design with a large skylight included, this is considered acceptable given its location to the rear and relatively small scale. There will also be a thin porch included on the front elevation of the extension, this will have a negligible impact upon visual amenity and is therefore considered acceptable. Overall, the design of the extension is in keeping with the style of the existing property and the scale can be comfortably accommodated within the plot.

The external walling will consist of horizontal painted timber cladding, apart from the gable end which will be vertical which is in keeping with the existing/surrounding houses. The roof will be tiled in slate effect insulated roofing sheets, these have been conditioned for subsequent approval as this specification is slightly different to the existing roof and there is a need to ensure that the materials are of appropriate high quality and sensitive to the appearance of the existing dwelling. Overall, the materials are in keeping with the existing property and are considered acceptable.

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

Highways:
The application involves no changes to access or parking and while there will be a significant amount of built form added to the property, there will be no addition of any bedrooms to the property. Therefore, the proposal is considered acceptable on highways 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 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 Block Plan and Proposed Location Plan
- Tree Plan
- Proposed Elevations & Floor Plans
- Existing Block Plan and Existing Location Plan
- Existing Elevations and Floor Plans
- Application Form

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

3 The Timber Cladding to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.

4 Notwithstanding the approved plans and documents, no development above slab level shall commence on site until details, including a sample, of the roofing material to be used on the two storey extension development element have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.