CASE OFFICER'S REPORT

Application Reference:	PL/2023/10534
Application Type:	Householder planning permission
Site Inspection:	30 January 2024
Consultation ends:	11 January 2024
Case officer:	Helena Carney

Site Address:	Mallards Piece, Hollow Lane, Wilton, Marlborough, SN8 3SR
Proposal:	New single storey side/rear extension, alterations to existing roof to provide additional accommodation, internal alterations and adjustments to existing entrance
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
Core Policy 64: Demand Management
Core Policy 67: Flood Risk

The Wiltshire Local Transport Plan 2016-2026: Car Parking Strategy (March 2015)

Wilton Conservation Area Statement, March 2005

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

ISSUES

• Residential amenity
• Design and visual amenity
• Impact upon the character and appearance of the conservation area
• Buried archaeology
• Flood risk
• Highway safety and parking provision
• Impact upon the North Wessex Downs National Landscape [Area of Outstanding Natural Beauty (AONB)]

RELEVANT PLANNING HISTORY

• K/47328 - Alterations and extensions to bungalow, approved 23/04/2004
• K/51701/F - Replacement link extension between dwelling and garage, and single storey side extension to dwelling. Garage walls replaced with bricks to match bungalow. Roofs replaced. Alterations to fenestration, approved 05/04/2005
• K/58968/F - Canopy over french doors and patio. Removal of condition no. 2 of K/51701/F (obscured glass restriction) to allow clear glass to be inserted in the north elevation garage window, approved 08/08/2008
• PL/2022/06701 - The erection of a green house at the north west side of garden, approved 11/11/2022

REPRESENTATIONS

Grafton Parish Council: support

Assistant County Archaeologist: no objection subject to condition

Third Party representations: none received at time of writing

ASSESSMENT

The application site relates to Mallards Piece, a detached bungalow located within the village of Wilton. There are neighbouring properties located to the north, east and west of the application site. The application site is accessed via a shared track directly from Hollow Lane.

The application property benefits from an integral double garage, with a gravel driveway to the front and a generous size rear garden. Due to the topography of the site, the dwelling sits at an elevated position, with the garden sloping away to the side/rear boundary.

The application site lies within the conservation area and within the North Wessex Downs Area National Landscape. The north-west corner of the application site lies within Flood Zones 2 & 3.

The Proposals:
This application is seeking planning permission for the following key elements:

• Construction of a small side infill extension to provide an enlarged pantry;
• Construction of a single-storey pitched roof and flat roof extension, linking to the existing rear extension to provide a kitchen and dining room;
• Raising of the ridge height of the existing roof by approximately 0.65m to provide 2no. bedrooms. Balcony rooflights will be inserted in the south-west facing roof slope and the rooflights will be repositioned in the north-east facing roof slope;
• Alterations to the front elevation, comprising repositing of the entrance door, insertion of a rooflight and high-level glazing in the front gable;
• Removal of existing chimney; and
• Minor changes/alterations to existing fenestration.

Residential amenity:

Core Policy 57 (vii) of the Wiltshire Core Strategy (adopted January 2015) requires development proposals to have 'regard to the compatibility of adjoining buildings and uses, the impact on the amenities of the existing occupants, and ensuring that appropriate levels of amenity area achievable within the development itself, including the consideration of privacy, overshadowing; vibration, and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)'.

The nearest neighbouring properties are Lallands located at least 21m to the north-east and Apple Tree Cottage located at least 42m to the south-east.

Therefore, it is considered that the proposed development will not materially impact upon the occupiers of neighbouring properties as a consequence of overbearing impact, overshadowing or loss of privacy due the separation distance that exists between them.

Design and visual amenity:

Core Policy 57 of the Wiltshire Core Strategy (adopted January 2015) requires a high standard of design in any new developments including alterations or extensions to a dwelling. Development is to create a strong sense of place through drawing on local context and being complementary to the locality. The policy seeks for any new development to positively respond to the existing townscape and landscape and effectively integrate into its settings.

The proposed side and rear extensions and alterations to the front elevation are considered to be modest additions to the host dwelling, constructed to an appropriate scale and design and of materials to match existing.

It is proposed to increase the height of the existing roof by approximately 0.65m to facilitate a loft conversion. This is considered to be a modest increase in height which will not harm the character of the host dwelling. The roof will be constructed of slate tiles to match the existing. The proposed balcony rooflights are considered to be an acceptable addition, which do not appear to be overly dominant within the roof slope.

Given the above, it is considered that the proposed development is acceptable in terms of its scale, design and materials.

Impact upon the character and appearance of the conservation area:

The site falls within the Conservation Area; Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Areas.

Core Policy 58 of the Wiltshire Core Strategy (adopted January 2015) 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

The application property is accessed via a shared track from Hollow Lane, positioned between neighbouring properties. The proposed development is considered acceptable in terms of its scale, design and materials and given that the dwelling is not readily visible from public vantage points, it will not harm the character and appearance of the conservation area.

Buried archaeology:
The site of the proposed extension is located within the estimated boundary of the medieval settlement of Wilton. Past finds of prehistoric and Roman material immediately to the east of the site have also been recorded.

In consideration of the proposed development, the Assistant County Archaeologist commented "Although the groundworks that would be involved in the construction of the proposed rear extension are relatively small in scale, past finds of prehistoric and Roman material immediately to the east of the site indicate that there is immediate archaeological potential within Mallards Piece. I would therefore advise that these groundworks are monitored by qualified archaeologists with this monitoring secured via a condition to be attached to any planning permission that may be issued. Such a condition is to be worded thus:

'No development shall commence within the area indicated by application PL/2023/10534 until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

The monitoring is to follow the standards and guidelines for such work as set out by the Chartered Institute for Archaeologists (CIfA). The costs of the work are to be borne by the applicant".

The above condition was brought to the attention of the agent who confirmed agreement for this to be imposed on the planning approval.

Subject to the above condition, the proposed development does not raise any concerns in terms of buried archaeology.

Flood risk:
The north-west corner of the application site lies within Flood Zones 2 & 3, but the dwelling itself lies outside of the flood zones and is sited on higher ground as can be seen in the image below:



The applicant has provided a Flood Risk Assessment (FRA) in support of the application, which states “The current standing advice from the Environment Agency for a minor extension (household extensions or non-domestic extensions less than 250 square metres) in Flood Zone 2 or 3 is to make sure that floor levels are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. If your floor levels aren’t going to be 300mm above existing flood levels, you need to check with your local planning authority if you also need to take flood resistance and resilience measures”.

The submitted FRA states “It is therefore considered that the proposed floor level, which matches that of the existing property is acceptable and within the current standing advice and no flood resilience measures are required in this instance”.

Based on the submitted FRA, it is considered that the proposals do not give rise to any significant issues in relation to flooding.

Highway safety and Parking provision:

The proposed development will result in a 4-bedroom property. The Wiltshire Local Transport Plan 2016-2026: Car Parking Strategy (March 2015) requires a property of this size to provide a minimum of 3 off-street parking spaces. The application property benefits from a double-bay garage, and a gravel driveway located to the front of the property. It is therefore considered that the application site is a sufficient size to accommodate the required number of off-street parking spaces for a 4-bedroom dwelling.

Given the above, the proposed development does not give rise to any highway safety concerns and is considered acceptable in terms of parking provision.

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:

In conclusion the proposals seem fitting with regards to scale, design and materials. The proposal is 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.

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
Flood Risk Assessment, Job Number: 23.007, December 2023
Location Plan
Drawing Number: 23.007-03, Proposed Site & Floor Plans
Drawing Number: 23.007-04, Proposed Elevations & Sections

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

3 No part of the side and rear extension hereby approved shall commence until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.