CASE OFFICER'S REPORT

Application Reference:	PL/2023/09856
Application Type:	Householder planning permission
Site Inspection:	08 December 2023
Consultation ends:	20 December 2023
Case officer:	Joe Leesam

Site Address:	1 Cook Close, Aldbourne, Marlborough, SN8 2EQ
Proposal:	Removal of existing roof and replace with uniform pitched roof incorporating loft conversion. Raise the ridge by 1.59m, change roof covering to slate.
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 20191-2024

Aldbourne Neighbourhood Development Plan 2021-2036

REPRESENTATIONS

Aldbourne Parish Council – No Objections.

Third party representations – Three responses received.

Summary of responses:

- The proposed increase in height of 1.59m will enable a third floor.
- A three-storey dwelling would be out of character.
- Standing in a row of single storey buildings, it would be unacceptably dominant.
- The existing property is situated at the highest point of the Cook Road/Cook Close/Grasshills area.
- Loss of privacy at 13 Cook Road

It is noted that concern has been raised over the Council's process on notifying neighbouring properties. It is confirmed that the relevant immediate adjacent properties were notified by post. It was raised that there should have been a site notice displayed by members of the public and the

Parish Council however it is confirmed that due to the nature of the application and the red line siting (such as not being within a Conservation Area) there is no statutory requirement for the erection of a site notice for this type of application given that notice was served to the adjoining owner/occupiers. Wiltshire Council has taken the necessary publicity in relation to this application as they have followed the prescribed procedure contained within Article 15 of the Development Management Procedure Order (as amended).

ASSESSMENT

The application relates to 1 Cook Close in Aldbourne, Marlborough. The host dwelling is a two-storey, detached house located in a relatively discreet location within a residential close.

Proposals:
The application seeks consent for the removal of an existing roof and its replacement with a uniform pitched roof incorporating loft conversion, raising the ridge by 1.59m and changing the roof covering to slate.

Impact upon the amenity of occupiers of neighbouring properties:
The roof will be raised by 1.59 metres to allow for the loft conversion so there will be a notable increase in built form at a high level as a result of the proposed plans. The existing roof form comprises three gable ended sections of roofing, and the proposed plans will turn this into one single gable ended roof with one small gable ended section left as it exists. From the East this will mean a change from a pitched roof sloping away from 2 Cook Close to a gable end with a taller ridgeline. There will be a section of roofing removed from left side of this elevation so while there will be an increase in height and the gable end will not slope away, there will be less built form at the lower level of the roof on the left-hand side, so the increase in built form at a high level is somewhat offset. From the opposite side of the property, the change in roof design will in-fill the space between the two mirrored gables with a small addition of roof on top; there are no neighbouring residents in this direction in any case. From the North and the South there will be an increase in pitch and ridgeline experienced, but the roof will slope away from these elevations so the impact will not be particularly significant. Therefore, the proposed changes are not considered to create any unacceptable levels of light blocking and would not be considered to create an oppressive environment for any neighbouring residents.

Concerns have been raised by the neighbouring 13 Cook Road regarding overlooking. The proposed plans involve the insertion of four rooflights in the northern elevation; these face in the direction of 13 Cook Road but more so towards the garden than the house itself; the views to the house would be oblique and set at a relatively far distance. The impact of rooflights is less than that of actual windows also, so these rooflights are not considered to impose any unacceptable levels of overlooking for 13 Cook Road. There will be a high-level window on the East elevation, this was originally a normal window, but revised plans were requested to protect the amenity of 2 Cook Close due to the relatively close relationship of these two properties. With the window being high-level, this is now not considered to impose any unacceptable levels of overlooking. There will be a relatively large, floor-to-ceiling window located on the west elevation; while the window will have oblique views towards the side of 4 Grasshills Lane, this would be towards the side elevation where there would be no overlooking of any habitable rooms. It is also worth noting that there is mature foliage located on this boundary so views towards the house will be largely disguised. The

view to the rear garden will be oblique and largely blocked by the house due to the orientation of the properties and further disguised by the mature foliage on the boundary treatments. Therefore, the overlooking created by this window would be minimal and not considered grounds for refusal. There will be no new windows installed on the southern elevation. Overall, the proposal is not considered to create any unacceptable levels of overlooking.

In regard to the above, the proposal is considered acceptable on residential amenity grounds.

Scale, design and materials:

Concerns have been raised by neighbouring residents regarding the raising of the ridge height due to the existing property already being the tallest in the vicinity. Due to the topography of the land, all of the properties in this area are set at different levels; it is true that 1 Cook Road is set at the highest point in the immediate area, but it is only by a small amount and the variation between all the properties is not currently uniform, so the increased ridge height would not have a materially harmful visual impact. The host dwelling is located in a relatively secluded location, being around the corner from Cook Street so it is only visible from Cook Close and across the valley. From across the valley the additional built form will not have a significant impact as there is a wide variety of roof heights and forms from that perspective, and from Cook Close the increase will be noticeable but would not be described as materially harmful due to the already varying ridge heights. It is worth noting that there is a row of mature beech trees in front of the property which somewhat softens the property's appearance from Cook Close.

The proposed roof is traditional in appearance, being of the same hip-to-gable style as the existing property but incorporated into one larger individual roof form. The existing gable end on the front elevation will also be maintained. The roof will be tiled in slate throughout, as opposed to the existing interlocking concrete tiles. The existing concrete tiles do not offer any particular aesthetic value so the change to slate is considered acceptable. It is recognized that the change in roof form and material will break up the consistency with number 2 and 3 Cook Close but given their stepped nature and 1 Cook Close being the most secluded, this is not considered materially harmful for the visual amenity of the street.

The proposed high levels window and rooflights will not have a significant impact upon visual amenity and are considered acceptable. The large floor-to-ceiling windows proposed on the rear elevation are in keeping with the windows/doors on the ground floor of the same elevation and cannot be seen from the public highway, they are therefore considered acceptable also. All proposed windows will be white UPVC to match existing and the small areas of exterior walling will be white K-render to match existing.

Overall, the scale of the proposed plans is not considered overbearing, and the design is in keeping with the style of the existing property. The proposed plans are therefore considered acceptable on visual amenity grounds.

Impact upon the North Wessex Downs Area 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 Proposed Plans *I299-02 Rev C*
- Existing Elevations Existing Plans *I299-01*
- Construction Details *I299-03*
- Application Form

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

3 The materials to be used in the construction of the external surfaces of the walls 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.