CASE OFFICER'S REPORT

Application Reference:	PL/2023/09509
Application Type:	Full planning permission
Site Inspection:	08 December 2023
Consultation ends:	19 December 2023
Case officer:	Joe Leesam

Site Address:	21 Whittonditch Road, Ramsbury, Marlborough, SN8 2PX
Proposal:	Form and construct a vehicular access to road, provide parking and turning area within curtilage, extend existing fencing as plan
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

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

Highways – No Objections following revised drawings.

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

ASSESSMENT

The application relates to 21 Whittonditch Road in Ramsbury, Marlborough. It is a two-storey, semi-detached house located on a residential street. The site is washed over by the North Wessex Downs National Landscape.

Proposals:
The application seeks consent for the formation and construction of a vehicular access to road, provide parking and turning area within curtilage, and extend the existing fencing.

Impact upon the amenity of occupiers of neighbouring properties:

Due to the application's nature as a new access/parking area, there are no concerns raised regarding residential amenity. There is no risk of any light blocking, overlooking or the creation of an oppressive environment occurring as a result of the proposed plans. The proposal is therefore considered acceptable on residential amenity grounds.

Scale, design and materials:
There will not be a significant impact upon visual amenity as a result of the new access. A gap will be created in the existing fence line and fencing will be extended inwards to towards the house with a gate at the end to allow space for the car to turn into, this will be tarmacked. Then, essentially the entirety of the remaining front garden which is currently grassed will be covered with compacted gravel to allow for parking and turning.

Overall, the proposed plans will not have a significant visual impact and is therefore considered acceptable on visual amenity grounds.

Highways:
The proposal will involve the creation of a new access and new parking upon the site. Highways have been consulted and responded stating; "I am happy to accept the principle of a new access for this dwelling. However I invite the applicant to provide a drawing detailing a visibility splay of 2.4m x 43m to the nearside carriageway edge cleared of obstruction at and above 900mm and detail of a turning space to ensure that at least 2 cars can be parked and turned to enter and exit in forward gear." Following this consultation response visibility splays were provided that demonstrate 2.4 by 43m in one direction but only 24 by 23m to the nearside carriageway in the other. Whilst a reduction on what highways were originaly seeking, the highway officer has confirmed acceptance of this reduction. Details of turning space and parking for at least 2 cars has not been provided but this is considered unnecessary as the entirety of the front garden is proposed to be laid to gravel so there would not be any possibility of increasing the driveway size and highways have confirmed that the principal of the new access is acceptable.

Therefore, in regard to the above the proposed plans are 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: (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:

- Proposed Access
- Proposed Layout *1085-02*
- Location Plan & Block Plan
- Existing Road Elevation & Proposed Road Elevation
- Application Form

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