CASE OFFICER'S REPORT

Application Reference:	PL/2023/10973
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	31 January 2024
Case officer:	Jane Sanger

Site Address:	50 BLACKBERRY LANE, POTTERNE, DEVIZES, SN10 5NZ
Proposal:	Engineering operations to construct a proposed single storey extension to the side of the house and a retaining wall.
Recommendation:	Approve with Conditions

POLICIES

The National Planning Policy Framework (NPPF) 2021:
Chapter 4 – Decision Making
Chapter 9 – Promoting Sustainable Transport
Chapter 11 – Making Effective Use of Land
Chapter 12 – Achieving Well Designed Places
Chapter 16 – Conserving and Enhancing the Historic Environment

The Wiltshire Core Strategy, Adopted January 2015:
Core Policy 57 – Ensuring High Quality Design & Place Shaping
Core Policy 58 – Ensuring the Conservation of the Historic Environment

Planning Practice Guidance (PPG).

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990

The Potterne Neighbourhood Plan, Made January 2017

CONSULTATION RESPONSES

Potterne Parish Council – no objections.

Arboricultural Officer – no objections.

REPRESENTATIONS

No third party representations have been received.

KEY ISSUES:

• Relevant planning history.

• Impact upon neighbour amenity.
• Impact upon trees.
• Impact upon the character and appearance of the area and the setting of the conservation area.

ASSESSMENT

The application site relates to 50 Blackberry Lane, Potterne. It is a red brick built, semi-detached property, under a hipped, concrete brown, double roman tiled roof, occupying a position set back from the road by a low fenced front garden. The windows are framed in white upvc. There is a detached, matching facing brick, flat roof rear outbuilding, to the rear of the dwelling, which adjoins the one at No. 49 next door. There is a fence with pedestrian gate adjacent to the north-western side elevation of the dwelling, separating the front garden from the rear. The rear garden slopes, slightly downwards towards the rear boundary, where there is a line of trees which have been felled. The rear garden is enclosed with timber fencing.

The rear boundary of the site adjoins Public Right of Way POTT67, recorded as a footpath, which also forms the conservation area boundary for Potterne. This site falls outside of it but is within its setting.

The proposals:

The application proposes engineering works to level the ground to the north-western side of the dwelling to construct a single storey extension, under a monopitched roof. The windows and doors will be upvc to match those on the main dwelling. Further engineering works are required to construct a low-level retaining wall, at approximately 0.7m high adjacent to the north-western, shared boundary fence. It further proposes the removal of two trees adjacent to the side of the proposed extension. Five further trees are proposed to be planted along the inside edge of the rear, south-western boundary of the site.

The proposed side extension will have the north-eastern corner removed, to allow pedestrian access around the side extension, to the rear garden, due to ground level rising upwards to the north-western side of the site. The extension will be built of matching facing brick and roof tiles to the main dwelling.

Relevant planning history:

None.

Impact upon neighbour amenity:

Due to the siting and single storey design of the proposed extension, with the neighbouring property at No. 51, angled away from the application dwelling, with a separation distance of approximately 3.7m, behind a 1.8m fence, the proposal is not considered to cause any harm to these occupiers neighbouring amenity, in terms of causing any overlooking; loss of light; or cause an overbearing impact. The extension will be on the opposite side to the adjoining property at No. 49, therefore it will not impact upon these occupiers. The retaining wall, due to its position and low level height will not cause any harm to neighbour amenity.

Impact upon trees:

Whilst it is noted that the proposed trees along the rear boundary of the site are annotated as a compensatory measure for the loss of trees adjacent to the side elevation of the dwelling, the trees within the site have no formal protection, as they are located outside of the conservation area boundary. The Council's arboricultural officer has no objections to the application.

Impact upon the character and appearance of the area and upon the setting of the conservation area:

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

CP 58 is relevant here.

The proposed extension will be a small, subservient, design to the main dwelling, and will be built of appropriate matching materials. The setback of the extension from the front of house, will offset the asymmetrical footprint of the extension, in relation to its appearance from the front of the dwelling. The low level retaining wall is acceptable. Therefore, the proposals are not considered to cause any harm to the character and appearance of the area or the setting of the conservation area. It is not considered necessary to condition the external materials of the extension as they are annotated on the submitted drawings.

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:

Application Form
Drawing Nos:
2340 – Location - Location Plan
2340 – Site – Proposed Site Plan
2340 – S/01 – Existing Ground Floor Plan
2340 – S/06 – Existing Elevations
2340 – P/01 – Proposed Ground Floor
2340 – P/06 – Proposed Elevations
All received on 18.12.2023.

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