CASE OFFICER'S REPORT

Application Reference:	PL/2023/09813
Application Type:	Householder planning permission
Site Inspection:	07 December 2023
Consultation ends:	02 January 2024
Case officer:	Joe Leesam

Site Address:	19 Northbrook, Market Lavington, Devizes, SN10 4AP
Proposal:	Two storey extension
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)

Sections 16 & 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Market Lavington Neighbourhood Development Plan 2018-2026

REPRESENTATIONS

Market Lavington Parish Council – No Objections.

Rights of Way – No response received at the time of writing.

Highways Department (Final informal comments)– No Objections subject to the approval of a construction management statement.

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

ASSESSMENT

The application relates to 19 Northbrook in Market Lavington, Devizes. It is a two-storey, detached house located on a residential street.

Proposals:

The application seeks consent for a two storey extension to the southern elevation of the dwelling following the removal of the existing single storey conservatory.

Impact upon the amenity of occupiers of neighbouring properties:
The proposal will involve the addition of two first floor windows and a first floor juliette balcony. The two new first floor windows will be located on the front elevation of the property facing Northbrook Road and the front garden of Little Gidding. There is a separation distance of 15 metres between the proposed first floor windows and the windows located on the front elevation of Little Gidding, but given the relation of these windows being at a substantial angle, the oblique view would not be considered to impose any materially harmful levels of overlooking beyond the existing first floor windows on the existing property. The proposed juliette balcony faces a substantial amount of mature foliage to the South and Southwest of the site and it will not introduce any overlooking of the neighbouring High Range to the south-west of the site. It is furthermore noted that the direct views from this opening would be onto the open front garden areas as opposed to a private amenity area to the rear and would not be too dissimilar to the views already afforded from the first level window already on this southern elevation. All other windows/doors are located on the ground floor where they pose no concerns regarding overlooking.

The two-storey extension will be located in place of an existing conservatory, with a slightly larger footprint. The host dwelling is detached and there are no neighbours in particularly close proximity to the end of the house where the extension is proposed. Therefore, there are no concerns regarding light blocking or the creation of an oppressive environment.

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

Scale, design and materials:
The extension will be located to the south of the property in place of a conservatory proposed for demolition. It will have a larger footprint than the conservatory proposed for demolition, extending further to the South, and past the rear elevation. While the extension will be wider than the existing house, this will not be visible from the street as the extension will block any views to the rear of the property. The scale of the extension is not considered overbearing for the existing dwellinghouse.

The extension will have a hip-to-gable roof of the same pitch at the existing property but facing the opposite way to the existing house, creating a gable end on the east and west elevation. There will also be a smaller gable end on the south elevation to allow for glazing above the Juliette balcony. It is considered that the scale of the extension is not desirable, given it does not form a subservient relationship with the current dwelling. Although this is noted, the dwellings in the locality vary in scale and design and the proposal would not adversely overdevelop the plot as to warrant an objection. This existing dwelling is already mixed in character and therefore the extension, whilst not a subservient design is not considered harmful to the street scene or the host dwelling to justify refusing planning permission.

There will be a Juliette balcony on the south elevation with glazing above and there will be bi-fold doors on the ground floor, all of which aligns vertically creating a harmonious, symmetrical appearance for this elevation. The two first floor windows on the east elevation are of a similar style to the existing property and align with the first-floor windows on the same elevation and the

ground floor window on this elevation matches with the other ground floor window on this elevation. There will also be a small, high-level window on the rear elevation which will have no material impact upon the visual appearance of the property. Overall, the design is in keeping with the character of the existing property and is considered acceptable.

The external walling will be rendered in white, the roofing will consist of double roman tile, the windows will be white UPVC and the doors will be white aluminium. All materials proposed match with the existing property; as no specifications have been provided these will be conditioned to match the existing property. With the condition imposed, the proposed materials are considered acceptable.

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

Highways:
There are no changes proposed to the access/parking arrangements and there will arguably be no changes the number of bedrooms, as the new first floor room will be accessed via one of the existing bedrooms, so it is unlikely to be utilized as a separate bedroom and is more likely to be an extension to the master bedroom.

Highways have been consulted and have responded with no objections to the parking arrangements, stating: “I note that this proposal will result in an additional bedroom and a property which would require 3 off street parking spaces to meet parking standards. However, I am mindful that the current layout does not provide any off street parking and that this is just for an extra bedroom and not likely to increase the current parking requirements. As such I am happy to accept the status quo and not ask for any off street parking.” Therefore, the proposed parking arrangements are considered acceptable.

Highways have raised concerns regarding the impact upon highways during construction due to the site being accessed via narrow country lanes and have requested a Construction Management Statement (CMS). The originally requested CMS was considered too onerous for this level of proposed works so a revised CMS request was made for a less exhaustive CMS which has been provided by the applicant and approved by the highway officer. Adherence to the submitted CMS has been conditioned as part of the approval.

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

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:

- Location & Site Plan *0122/1*
- Proposed Elevations *0122/3*
- Proposed Floor Plans *0122/5*
- Construction Management Statement 7 February 2024
- 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 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 The proposal hereby approved shall be carried out in accordance with the Construction Management Statement dated 7 February 2024 in full throughout the construction period. The development shall not be carried out otherwise than in accordance with this approved construction management statement.

Reason: In the interest of highway safety.