CASE OFFICER'S REPORT

Application Reference:	PL/2024/00304
Application Type:	Householder planning permission
Site Inspection:	25 January 2024
Consultation ends:	15 February 2024
Case officer:	Joe Leesam

Site Address:	7 Pewsey Road, Upavon, Pewsey, SN9 6DT.
Proposal:	Single storey side extension to form larger lounge.
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

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

Sections 16 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

REPRESENTATIONS

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

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

ASSESSMENT

The application relates to 7 Pewsey Road in Upavon, Pewsey. It is a detached bungalow located within the Upavon Conservation Area.

Proposals:
The application seeks consent for the erection of a single storey extension to form a larger lounge.

Impact upon the amenity of occupiers of neighbouring properties:
Due to the application's nature as a modestly sized single storey side extension set within a property with relatively large grounds and away from any shared boundaries, the proposed plans pose no concerns regarding residential amenity. There is no risk of any unacceptable levels of

overlooking, light blocking or the creation of an oppressive environment occurring as a result of the proposed plans.

The proposed plans are therefore considered acceptable on residential amenity grounds.

Scale, design, materials and impact upon designated heritage assets:
Local Authorities are required by Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas, their setting, or any features of special architectural or historic interest possessed respectively when considering development proposals that affect the setting or views into them. This is locally reflected within Core Policy 58.

The dwelling that is the subject of this planning application lies within the Upavon Conservation Area.

The single storey extension will be located upon the Eastern Elevation which has been described as the front elevation in the proposed plans. This elevation could also be considered the side elevation as it runs perpendicular to the road; this elevation is relatively long and the extension will be located at the far end from the road, so while it will be visible from the road it will be set back from the street considerably.

The exterior walling of the extension will run parallel with the side walls of the existing living room and the roof will act as a continuation of the existing living room's roof, having the same ridgeline, pitch and hip-to-gable style. The additional roof will consist of brown tiles and the exterior walling will consist of brown facing bricks, and the windows/doors will be UPVC in wood grain effect, all of which is to match existing.

The architectural style, form and materials proposed are to match with the existing property and the scale is proportionate to the main dwellinghouse. The proposed plans are therefore considered acceptable on visual amenity grounds and are not considered to impose any negative impact upon the Upavon Conservation Area.

It is therefore considered, having regard to the points made above, that due regard has been given to the statutory duties set out within Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the requirements of the National Planning Policy Framework (2023) and Policies 57 and 58 of the Core Strategy.

Conclusion:
There will be no negative impact to neighbour or visual amenity, nor any designated heritage assets, 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:

- Existing, Demolition & Proposed *AD_7_SN96DT_01_REV C*
- Existing, Demolition & Proposed Elevations *AD_7_SN96DT_02_Rev C*
- Location Plan
- Block Plan
- Application Form

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