CASE OFFICER'S REPORT

Application Reference:	PL/2024/00339
Application Type:	Householder planning permission
Site Inspection:	16 February 2024
Consultation ends:	16 February 2024
Case officer:	Meredith Baker

Site Address:	3 St Andrews Close, Wotton Rivers, Marlborough, SN8 4NP
Proposal:	Proposed single storey side extension
Recommendation:	Approve with Conditions

Planning Policy

National Planning Policy Framework 2023 (NPPF)

Section 12 (Achieving well-designed places)
Section 15 (Conserving and enhancing the natural environment)

Planning Practice Guidance (PPG)
National Design Guidance

Wiltshire Core Strategy (WCS):

Core Policy 57 Ensuring High-Quality Design and Place-Shaping

Other Documents

North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024

Relevant Planning History:

None.

Consultation Responses

Wootton Rivers Parish Council: Support

Archaeology Officer: No archaeological issues to raise.

Representations

None received.

Proposal

The application site comprises a two storey semi-detached dwelling of brick and tile construction located within a residential cul-de-sac. The site is washed over by the North Wessex Downs Area National Landscape.

The proposed development comprises a single storey side/rear extension is a form of 'wrap around' extension together with a revised ground floor opening on the existing dwelling to provide new rear double doors.

The extension is proposed to project 3.6m to the side of the existing dwelling and 1.35m beyond the existing rear elevation. The build would be flat roofed with a roof lantern. In relation to materials, it is proposed that the walls would be brickwork to match the existing and the roofing would be single ply flat roofing.

ASSESSMENT

Design and Visual Impacts

By virtue of size, design and siting the proposed extension is not considered to give rise to any unacceptable impacts upon the character of the area or street scene. The extension would form a subservient relationship with the host dwelling and would not adversely dominate or compete with its character. The wrap around and flat roof nature of the build is not considered overly high-quality development however is not considered harmful in this instance. The dwelling is set back from the main public highway and is not highly prominent from public views. It is furthermore noted that there are other flat roof side extensions to dwellings in the immediate area, including the more prominent 2 St Andrews Close. This extension would therefore not be out of keeping with the existing street scene or locality and would not generate harm that would warrant refusal of planning permission.

The proposed materials are considered acceptable as the brickwork would match the existing to ensure continuity with the built form. The new flat roofing system would not match the existing roofing however is not highly visible and as above the flat roof design is acceptable in principle. The roof lantern would be an acceptable addition to the build and is not deemed harmful.

It is therefore considered as a result of the size, design and siting the development would accord with Core Policy 57 of the Wiltshire Core Strategy and would also not be harmful to the special rural characteristics to the North Wessex Downs Area National Landscape being a householder development within the existing residential curtilage.

Neighbour Amenity:

The proposed development would not give rise to any adverse impacts upon neighbouring amenities. The proposed development would be sited away from the shared boundaries and given the single storey nature would not give rise to any unacceptable impacts in terms of overbearing effect, loss of outlook, overshadowing or overlooking. The proposal would accord with Core Policy 57 of the Core Strategy in this regard.

Highways

The proposed development has no impact upon parking provision or highway safety.

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
Location Plan
Proposed Block Plan
Proposed - Drawing Number: PH-02

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