CASE OFFICER'S REPORT

Application Reference:	PL/2023/09342
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	19 February 2024
Case officer:	Selina (Nina) Parker-Miles

Site Address:	8 Turntable Place, Westbury, BA13 4GB
Proposal:	Addition of open oak framed porch to front door and railings to garden edge
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to a semi-detached dwelling, 8 Turntable Place, located within a recently constructed residential estate in Westbury. The host dwelling benefits from an off-road parking area to the side elevation and an attached garage. The surrounding properties are all similar in style comprising of semi-detached pairs and detached properties. The application site lies within the Salisbury Plain SPA and within the Bath and Bradford on Avon Special Area of Conservation for bats.

This application is seeking permission for the construction of a wooden porch to be erected on the front elevation of the host dwelling. The application has been subject to revised plans that were submitted (25.01.2024) and consulted on with all interested parties.

Policies

National Context:
National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

Local Context:
Wiltshire Core Strategy (WCS) adopted 2015
CP2 Delivery Strategy
CP32 – Spatial Strategy for the Westbury Community Area
CP50 – Biodiversity and Geodiversity
CP57 - Ensuring High Quality Design and Place Shaping

Key Issues

Principle of Development
Design and Visual Impact
Neighbouring Amenity
Ecology

Consultation Responses

Westbury Town Council - No objection

Representations
Consultation consisted of advertisement by site notice and neighbour notification. No representation letters were received.

Planning Considerations and Assessment

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development
The proposed development comprises an extension to an existing residential property set in an established residential curtilage within the settlement boundary of Westbury. The proposed extension is wholly within the residential curtilage and as such the principle of development is acceptable subject to the following considerations.

Design and Visual Impact
Core Policy 57 requires a high standard of design in all new developments, of particular relevance to householder extensions is paragraph (iii) which requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

This revised scheme was submitted following objections from officers and the Town Council to the original design. The residential estate is a recently constructed modern development with the properties in the immediate vicinity of the host dwelling comprising of detached and semi-detached similarly styled properties, The size, bulk and scale were considered to be out of keeping with the immediate area due to the use of heavy timber, with the porch projecting quite close to the pavement.

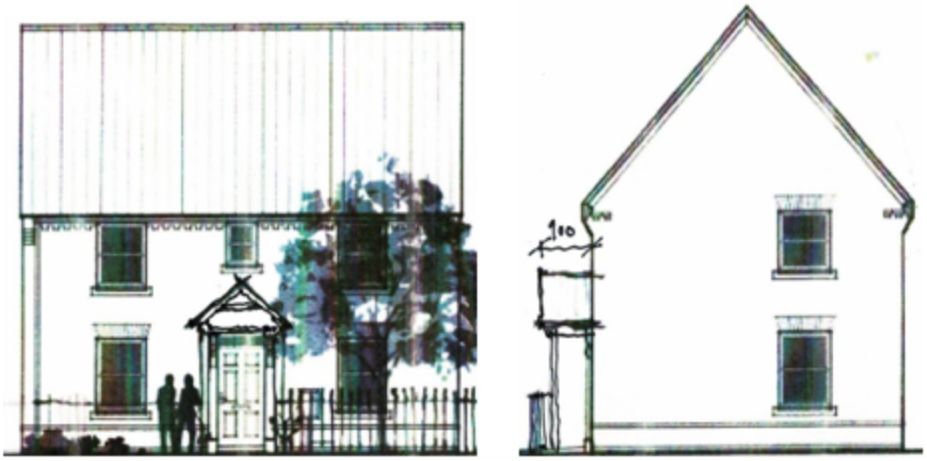


Example of the previously proposed design for the porch



Front elevation of the host dwelling (left) and views across to the surrounding properties (right)

The applicant seeks to erect a single storey wooden porch structure on the front elevation of the host dwelling. The proposed porch would consist of a pitched roof from with a gable end and would be constructed in timber (painted white) with roof tiles to match the host dwelling. The porch would sit at a maximum height of 3.6m and would extend across the width of the front elevation by 2m with a depth of 0.9m with a set back from the pedestrian walkway of 0.3m



Proposed front (left) and south west side elevation (right)

The use of sympathetic materials would ensure the proposal would integrate into the surrounding setting and existing street scene. It is considered that the extension would by virtue of its height, scale and design constitute an acceptable addition to the host dwelling that would appear commensurate to the size of the property and plot. The development would therefore comply with Policy CP57 of the WCS.

Impact on Neighbouring Amenity

Core Policy 57 of The WCS states that applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

The proposal relates to an open sided single storey wooden structure, with a width of 2m and depth of 0.9m, erected on the front elevation of the host dwelling. Given the scale of the development proposal, it is considered that the proposed extension would not result in unacceptable loss of light, overlooking, overshadowing and would not have an overbearing impact upon neighbouring properties. For these reasons, the development proposals would comply with Policy CP57 of the adopted Wiltshire Core Strategy.

Ecology
This proposal falls within the recreational impact zone of the Salisbury Plain Special Protection Area for birds. Therefore, potential disturbance to nesting birds through the creation of additional visitor numbers to the Salisbury Plain has to be assessed. However, given that this proposal relates to an extension to existing accommodation only, without the creation of separate independent living accommodation, it is considered that there would not be any adverse impacts on the Special Protection Area.

The application site also sits within the Bath and Bradford on Avon Special Area of Conservation for bats however as this application would not involve disturbance to the existing roof of the host dwelling officers consider that no adverse ecology impacts would be introduced.

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:
Location Plan and Block Plans - Received 11.11.2023
Existing Plans and Elevations DWG No P341 D5 - Received 30.10.2023
Proposed Plans and Elevations DWG No P341 D5 Rev A - Received 25.01.2024
Proposed Construction Elevations and Sections DWG No P341 D5 Rev A - Received 25.01.2024

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