CASE OFFICER'S REPORT

Application Reference:	PL/2024/00414
Application Type:	Householder planning permission
Site Inspection:	24 January 2024
Consultation ends:	14 February 2024
Case officer:	Joe Leesam

Site Address:	Eden House, Mill Road, Worton, Devizes, SN10 5SF
Proposal:	Proposed extension single storey extension to front and rear of house plus small porch
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)

REPRESENTATIONS

Worton Parish Council – No Objections.

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

ASSESSMENT

The application relates to Eden House, Mill Road in Worton, Devizes. It is a two-storey, detached, brick-built house of relatively modern construction.

Proposals:
The application seeks consent for the erection of a single storey extension to the front and rear of the house, plus a small porch.

Revised plans were requested and received for the lean-to style front extension to have a hipped roof instead, this was in the interest of visual amenity.

Impact upon the amenity of occupiers of neighbouring properties:
The proposed extensions will be located to the front and rear of the property and will be single storey. There is a good distance between the host dwelling and number 22 Mill Road, so this

relationship raises no concerns regarding residential amenity. However, Number 24 is much closer. The front extension will be slightly set in from the side elevation but it will still be close to the shared boundary with number 24. The extension is single storey and will have a hipped roof, so the amount of built form at a high level will be minimal, and the roof will be sloping away from the neighbouring property so any light blocking would be negligible. The front extension would therefore not be considered to impose an oppressive environment or create any unacceptable levels of light blocking. The extension to the rear will be larger, but again it is single storey with a roof sloping away from the shared boundary so this would not be considered to impose any unacceptable levels of light blocking or be considered to create an oppressive environment. The proposed porch is relatively small in scale, also being single storey so this would also pose no concerns for residential amenity.

The proposed windows and doors located on the front and rear elevations will not impose any unacceptable levels of overlooking as there are no neighbouring residents within close proximity facing these elevations and there are existing windows in similar placements on these elevations in any case. There will be three windows located on the east side elevation facing 22 Mill Road; while these will face in the direction of 22 Mill Road, they will be located on the ground floor and any views to the neighbouring property will be predominately blocked by an existing fence. The only other windows proposed are rooflights which pose no concerns for residential amenity given the siting and orientation. Therefore, the proposed plans are not considered to impose any unacceptable levels of overlooking.

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

Scale, design and materials:

The originally submitted plans for the front extension were for a lean-to style extension; revised plans were requested and received for a hipped roof instead. With the hipped roof, the front extension has the same style roof as the existing property. The front extension will be set in slightly from the west side elevation and run flush with the east side elevation, while this will create a slightly a-symmetrical appearance, this is minimal and not considered to be materially harmful for the aesthetic appearance of the property. While front extensions are often viewed negatively due to the breaking up of property lines, the host dwelling is set back further than many of the properties in the wider street so this is not viewed to have a materially harmful effect upon the property line; it will bring the host dwelling ahead of number 24 and 22 but in the wider context this is not viewed as a harmful addition. The front garden is of a generous size so the front extension can be comfortably accommodated. The addition of the front extension can be viewed to be somewhat of an improvement for visual amenity, as most of the houses upon the street have sections of single storey built form ahead of the second storey sections of the houses, and the host dwelling is the only property with an entirely flat frontage. Therefore, the addition of the single storey extension to the front will be more in keeping with the vernacular of the street. There will be two windows located on the front elevation, these do not match with the windows on the first floor but they are the same as the existing ground floor windows so this is not considered to have a detrimental impact upon the visual appearance of the property. There will also be a side window and three equally spaced rooflights included in the front elevation, these pose no aesthetic problems.

The rear extension will be single storey and will have a hip-to-gable style roof. While this is different to the hipped style of the existing roof, the rear extension will still have a traditional appearance with this style of roof and is located to the rear of the property where it will not be visible upon the street scene so the difference in roof style will not have a negative impact upon visual amenity. Overall, the appearance of the rear extension is traditional and is considered acceptable.

The side porch will be square in shape and will be set back from the front elevation of the property, so will not have a significant visual impact given its small scale. The porch will have a hipped roof ton match existing and is considered to have either a neutral or positive impact upon visual amenity. The existing porch will have a large window inserted and a front door to make this an indoor space; this will have a negligible impact upon visual amenity as it will not result in any additional built form being introduced to the property and it will be minimally visible from the street.

All external walling will consist of red brickwork to match existing; the roof will consist of brown concrete double roman tiles with smooth finish and the windows/doors will consist of white UPVC. The only difference in the proposed materials from the existing property is the proposed roof tiles having a smooth finish; this is not considered to have a materially harmful impact upon visual amenity given that the style of roof tile is still the same. The proposed materials are therefore considered acceptable.

Overall, the proposed plans are in keeping with the existing property and wider street scene, the proposal is therefore considered acceptable on visual amenity 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: (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:

- Proposed Ground Floor Plan *2341 P/01 A*
- Proposed Elevations *2341 P/21 A*
- Proposed Site Plan *2341 *Site.*
- Location Plan *2341 Location.*
- Application Form

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