CASE OFFICER'S REPORT

Application Reference:	PL/2024/00120
Application Type:	Householder planning permission
Site Inspection:	14 February 2024
Consultation ends:	16 February 2024
Case officer:	Helena Carney

Site Address:	Field Place, Fir Green Lane, Burbage, Marlborough, Wilts, SN8 3AQ
Proposal:	Erection of garden shed to rear garden
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (Adopted January 2015):
Core Policy 51: Landscape
Core Policy 57: Ensuring high quality design and place shaping

Burbage Neighbourhood Development Plan, Burbage Parish 2017 - 2026

National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

ISSUES

- Impact upon amenity of occupiers of neighbouring properties
- Design and impact upon visual amenity

REPRESENTATIONS

Burbage Parish Council: no objection

Third party representations: none received at time of writing

RELEVANT PLANNING HISTORY

- E/2012/1390/FUL - Erection of a replacement dwelling, approved 18/12/2012
- 14/00814/FUL - Replacement dwelling, alterations to application E/2012/1390/FUL, approved 17/03/2014
- 17/02708/FUL - Replacement garage building, approved 19/05/2017

ASSESSMENT

The application site relates to Field Place, a large, detached property located on a quiet lane on the outskirts of Burbage. The property benefits from a sizeable front driveway and parking area, a detached garage and a generous sized rear garden. A Public Right of Way (BURB7) runs across the rear garden. The application site lies within the North Wessex Downs National Landscape.

The proposals:
This application is seeking planning permission to construct a timber shed in the rear garden of the application site. The shed will be sited approximately 1.5m from the western boundary of the application site and approximately 9m from the host dwelling.

The proposed shed will be constructed with a pitched roof and will measure approximately 3m long x 2.4m wide, x 1.7m to the eaves and 2.35m to the ridge. It is intended to use the shed for the storage of garden machinery, tools and gardening equipment.

Impact upon amenity of occupiers of neighbouring properties:
There are no nearby neighbouring properties that stand to be impacted by the proposed development. The nearest neighbouring property is located at least 65m to the west separated by open fields.

Design and impact upon visual amenity:
The proposed shed is considered to be modest in size and will be constructed to an appropriate design and of suitable materials (shiplap timber elevations painted sage green under a grey felt roof).

The shed will be constructed on permeable block paving sited in the rear garden. It will be sited next to an existing hedge (along the western boundary) and amongst some fruit trees.

It is therefore considered that by virtue of the modest scale, appropriate design and screening afforded by existing planting, the shed will not be overly prominent within the wider landscape and from the nearby Public Right of Way.

Furthermore, the proposed shed will be sited close to the host dwelling and detached garage, and it will therefore be read in context with the existing built form within the application site.

It is therefore concluded that the proposed shed will be an acceptable addition which will not harm the character of the host dwelling or surrounding area and no harm will be caused to the special qualities of the North Wessex Downs National Landscape.

Conclusion:
In conclusion the proposals seem fitting with regards to scale, design and materials. The proposal is 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.

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
Garden Shed - Design and Access Statement
Location Plan
Drawing 1 v2 - Floor Plan and Elevations
Drawing 2 v2 - Site Plan
Drawing 3 v2 - Existing Landscaping

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