CASE OFFICER'S REPORT

Application Reference: PL/2024/00494 **8 Southbourne Close, Porton**

PROPOSAL

This application seeks permission for the construction of a 1.5 storey rear extension to form a new living room, with an additional bedroom in the roof space, and further internal alterations to the existing property. There will also be new vehicle access to the highway, to form additional off-road parking.

SITE DESCRIPTION/CONTEXT

The application site is a detached dwellinghouse located off the southern side of Southbourne Close, within the northwest of Porton. No. 8 is a single storey dwelling within a residential area solely comprising bungalows. As such, it is bound to the north, east and west by further residential properties. To the south is a wooded green space, through which flows the River Bourne, with further residential properties off Winterslow Road beyond.

RELEVANT HISTORY

S/2009/1275, 8 Southbourne Close:	Full planning application for the construction of a single storey front extension, approved with conditions 14.10.09.
14/07163/FUL, 6 Southbourne Close:	Full planning application for the construction of a single storey side extension, approved with conditions 18/09/14.
S/1993/1046, 10 Southbourne Close:	Full planning application for an extension to form garage and hobby room, approved with conditions 01/09/1993.
S/1994/0662, 10 Southbourne Close:	Full planning application for an extension to form sitting room and hobby room, approved with conditions 29/06/1994.

POLICIES

National Planning Policy Framework (NPPF)

2. Achieving sustainable development

4. Decision-making

12. Achieving Well-designed places

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy
Core Policy 4: Spatial Strategy for the Amesbury Community Area
Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design and Place Shaping

CONSULTATION

Idmiston Parish Council: No objection.
Highways Department: No objection subject to condition.
Neighbour/third parties: No comments.

PLANNING ISSUES

As outlined within the WCS Core Policies 1, 51 and 57, good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing, and high-quality design will be required for all new developments from building extensions through to major developments. Policy 4 considers development within the Amesbury Community Area, which the Local Plan defines as Amesbury and surrounding parishes. Development within the community area will need to conserve the designated landscape of Cranborne Chase & West Wiltshire Downs AONB and its setting, and where possible enhance its locally distinctive characteristics.

The key issues include:

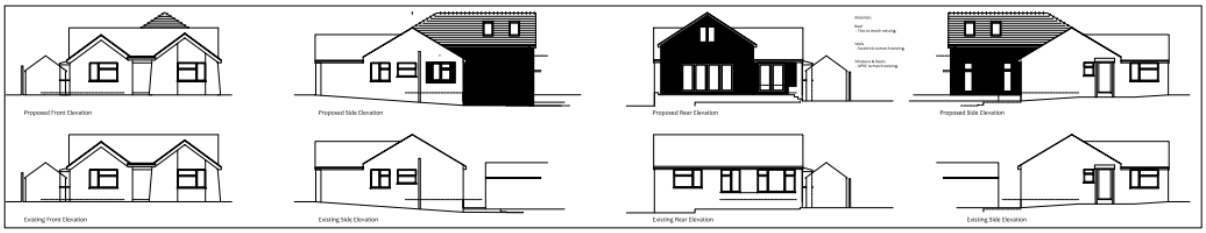
- Principle of Development
- Highways
- Design, Scale, and Impact on the Character and Appearance of the Area
- Residential Amenity

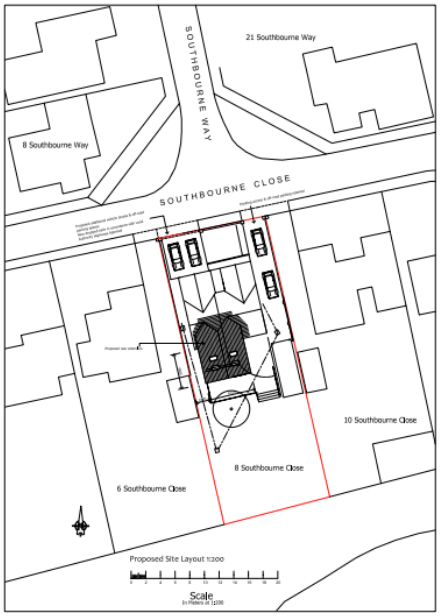
ASSESSMENT

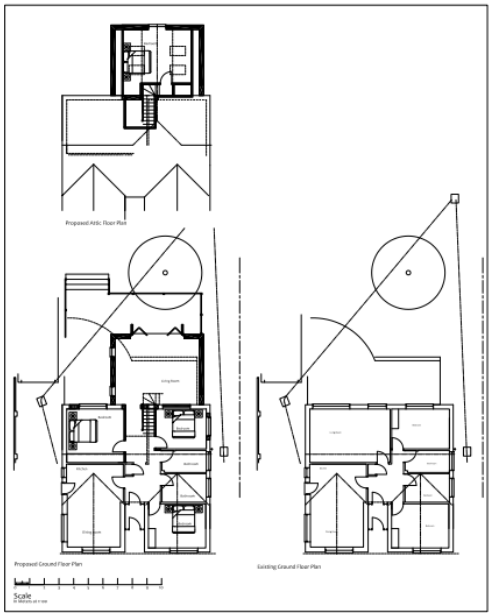
Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2044 require that the determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise. At the current time of the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015).

Principle of Development

There is no objection to the principle of the development, subject to consideration of all material planning issues and site-specific constraints. Existing and proposed plans and elevations, and site visit photographs, inset below.









BUILDING DESIGN SERVICES
8 SOUTHBOURNE CLOSE
PORTON, NR. TOWNS
SP4 0NH
PROPOSED REAR EXTENSION
PLANS & ELEVATIONS
SITE LAYOUTS
1016 / 10 A
PLANNING APPLICATION DRAWING











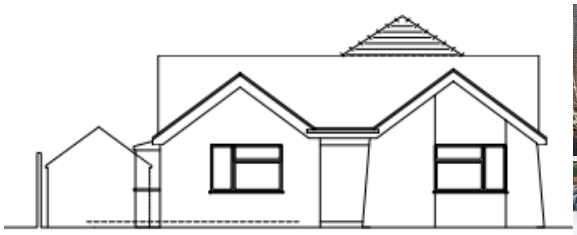




Design, Scale, and Impact on the Character and Appearance of the Area

The proposed rear extension will be 1.5 storey, with a gabled roof with concrete tiles to match the existing. The roof will have four rooflights (two either side of the apex). The extension will be finished in facebrick to match the existing. It will front on to the rear garden with four, full-length, glass and uPVC doors. There will be two full length windows on the ground floor of the eastern elevation. These doors and windows will have a decorative brick header. There will also be one standard window on the first-floor, on the rear elevation. The finishes have been chosen to be harmonious with the existing buildings, and other buildings on Southbourne Close.

The proposed rear extension will increase the scale of the dwelling but will remain subservient to the host dwelling and is well-contained within the residential curtilage of the site. The pitch of the extension will be above the pitch of the existing roof, though this new roofline will closely match that at No. 6 and 10 (Elevation plan and comparative photo of No.6 below). It is not excessive, and is reduced by the building's position on a downwards slope to the south. Most of the neighbouring properties have extensions and alterations to create a diverse streetscape, so the proposed extension and alterations to No. 8 would not be out of character.



Proposed Front Elevation



The broader setting means that the extension does not contradict the existing landscape, and the scale and design would not be of detriment to visual amenity. The impact of development on the character and appearance of the area has been assessed, and alongside compliance with the relevant policies of the WCS, there is no substantive reason for refusal. The development has utilised materials considered acceptable and complementary to the local area with no negative impact on the character of the dwelling, or the wider context and setting of the area. It is concluded that the proposal is of an appropriate scale and design, complimentary to the existing dwelling and its setting.

Highways

The Highways Department has no objection to the proposed works, so long as the development is not brought into use until the first 2m of the new access is consolidated and surfaced, and that the new parking area remains ungated, in the interest of highway safety.

Residential Amenity

The impact on residential and neighbour amenity has been fully assessed, considering the potential impacts on neighbouring properties and living conditions. No neighbours have provided any comments on the application, and Idmiston Parish Council has raised no objection.

The proposed extension will feature various, new fenestrations. Given their position to the rear of the property, these windows all overlook the private rear garden of No. 8. The extension extends beyond the rear walls of Nos. 6 and 10, and is further shielded by the boundary treatment and No.8's garage along the eastern boundary, so it is not thought that any of these windows will provide the occupants an opportunity to overlook either neighbour. The windows will not overlook any neighbours beyond the rear property boundary, as it backs on to wooded green space.

Despite the extension, there will still be plenty of outside amenity space for the applicant in the rear garden.

CONCLUSION

The neighbour impacts, alongside the comments received during consultation, have been taken into consideration. In terms of bulk and scale, the proposal would not harm amenity or the character of the dwelling or the area. The proposal is in accordance with the objectives of the relevant Core Policies in the WCS; CP1 Settlement Strategy, CP4 Spatial Strategy for the Amesbury Community Area, CP51 Landscape where the proposal is informed and sympathetic to the character of the area and landscape setting, and CP57 Ensuring High Quality Design and Place Shaping where the consistent sense of place is maintained through design and effective integration of the building into its setting, ensuring neighbour amenity has been fully assessed and considered through design, integration and scale within the setting of development. The application also adheres to the relevant objectives of the NPPF. It is therefore recommended that this application is approved with conditions.

RECOMMENDATION: APPROVE with conditions

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: Location Plan, Site Plan, Existing and Proposed Elevations, and Floor Plans (1016/10A). Received 18th January 2024.
REASON: For the avoidance of doubt and in the interests of proper planning.

3. Materials shall be as shown on the approved plans and application form.
REASON: In the interests of visual amenity and the character and appearance of the area.

4. The development hereby permitted shall not be first brought into use until the first 2m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.
REASON: In the interests of highway safety.

5. The new vehicle access and parking spaces shall remain ungated.
REASON: In the interests of highway safety.

INFORMATIVE
The application involves the creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at http://wiltshire.gov.uk/highways-streets to make an application.