CASE OFFICER'S REPORT

Application Reference:	PL/2023/10444
Application Type:	Householder planning permission
Site Inspection:	25 January 2024
Consultation ends:	03 January 2024
Case officer:	Joe Leesam

Site Address:	5 Highway House, Green Drove, Pewsey, SN9 5JD
Proposal:	Timber framed entrance porch beneath existing archway. Enlarge bedroom window.
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 51 - Landscape
Core Policy 57 - Ensuring High Quality Design & Place Shaping
Core Policy 58 - Ensuring the Conservation of the Historic Environment

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

The North Wessex Downs Area of Outstanding Natural Beauty Management Plan

Pewsey Neighbourhood Development Plan (NDP) 2006-2026

REPRESENTATIONS

Pewsey Parish Council – No Objections.

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

ASSESSMENT

The application relates to 5 Highway House, Green Drove in Pewsey. It is a semi-detached house located on a residential street.

Proposals:
The application seeks consent for the erection of a timber framed entrance porch beneath an existing archway and the enlargement of a bedroom window.

Impact upon the amenity of occupiers of neighbouring properties:

The proposed timber porch will be located within an existing archway, so there is no risk of any light blocking or the creation of an oppressive environment occurring as a result of the proposed works. The only new windows/doors introduced will face inwards to the existing archway and will be situated on the ground floor, so there is no risk of any overlooking occurring as a result of the proposed porch. The window replacement will result in the enlargement of an existing window but will not make any material change to overlooking.

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

Scale, design, materials, and impact upon designated heritage assets:
Local Authorities are required by Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 to pay special attention to the desirability of preserving or enhancing the character and appearance of listed buildings, their setting, or any features of special architectural or historic interest possessed respectively when considering development proposals that affect the setting or views into them. This is locally reflected within Core Policy 58.

The host dwelling is not listed and is not located within a conservation area, but it is located within the setting of Highway house, a Grade II listed building.

The proposed timber porch would be located within an existing archway and would take up half of the space within the archway. Due to the timber porch being located within the existing archway, the extension will function as in-fill and while visible upon the front elevation, it will not have a significant visual impact due to its small scale and nature as in-fill. Whilst the porch is of a new material which is not desirable and would appear at odds with the existing character of the dwelling, given its modest and infill nature and that timber is not an abnormal material for dwellings, this is not considered of any demonstrable harm. The front porch is therefore considered acceptable on visual amenity grounds.

The proposed window replacement with a larger window is retrospective so the planning officer has viewed this element of the proposal in person. The new window is not in keeping with the existing windows upon the property, being different in scale and design. The window appears modern and out of proportion with the host dwelling and neighbouring property. On the other hand, there is already a UPVC conservatory installed on this elevation which somewhat detracts from the traditional appearance of the property, so the addition of the window will not be detracting from an otherwise traditional appearing elevation. While it is viewed to have a negative impact upon visual amenity, it is recognized that a window change of this size could be permissible under permitted development rights so refusal of the planning application for this element would not be a pragmatic approach. Therefore, the planning authority will take the pragmatic approach not to refuse planning permission on visual amenity or heritage grounds in this instance. The development would be within the setting of the Listed Building however given its siting and modest nature is not considered to harm the significance of this Listed Buildings or its setting.

It is therefore considered, having regard to the points made above, that due regard has been given to the statutory duties set out within Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the requirements of the National Planning Policy Framework (2023) and Policies 57 and 58 of the Core Strategy.

Impact upon the North Wessex Downs National Landscape:
The proposed extension will be read in context with the host dwelling and as there will be no encroachment into the open countryside, no harm will be caused to the special qualities of the National Landscape.

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:

- Existing Elevations and Plans *1375-01*
- Proposed Elevations and Plans *1375-02 Rev B*
- Application Form

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