CASE OFFICER'S REPORT

Application Reference:	PL/2024/00492
Application Type:	Full planning permission
Site Inspection:	
Consultation ends:	21 February 2024
Case officer:	Jane Sanger

Site Address:	17-40, White Horse Way, Devizes, SN10 2HQ
Proposal:	Remove 2no. gablets on the front, southern elevation of the block of flats and continue existing roof slope to new eaves over window heads to match existing eaves.
Recommendation:	Approve with Conditions

POLICIES

The National Planning Policy Framework (NPPF) 2023:
Chapter 4 – Decision Making
Chapter 9 – Promoting Sustainable Transport
Chapter 11 – Making Effective Use of Land
Chapter 12 – Achieving Well Designed Places

The Wiltshire Core Strategy, Adopted January 2015:
Core Policy 57 – Ensuring High Quality Design & Place Shaping

Planning Practice Guidance (PPG).

Devizes Area Neighbourhood Plan – July 2015 - Referendum Version

CONSULTATION RESPONSES

Devizes Town Council –no objections.

REPRESENTATIONS

No third party representations have been received.

KEY ISSUES:

- Relevant planning history.
- Impact upon neighbour amenity.
- Impact upon the character and appearance of the area.

ASSESSMENT

The application site relates to 1-40 White Horse Way, Devizes. The site is located on the northern fringe of Devizes and relates to a block of flats, which forms the central one of three blocks, and occupies a u-shaped arrangement, within a modern housing estate. The block of flats forming part of this application is a three-storey building, with 4no. gablets in the roofslopes, presenting to the north and south elevations. The block is built from red brick, with white render to the second floor and gablets, under a tiled hipped roof.

The site does not fall within any planning designation.

The proposals:

The application proposes the removal of 2no. gablets on the front, southern elevation of the block of flats and continuing the new eaves level over the window heads at the same level as the existing. The new roof to extend down to the new section of eaves, and the eaves themselves will be constructed from matching materials to those existing.

Relevant planning history:

None.

Impact upon neighbour amenity:

The gablet structures are in the roofslope, therefore their removal will not impact upon the neighbouring amenity of the occupiers of the adjoining flats due to their position and relationship with these windows. Therefore, the proposals will not have an adverse impact upon neighbour amenity.

Impact upon the character and appearance of the area:
The new section of roof and eaves level will be built of matching materials, therefore the proposals are not considered to cause any harm to the character and appearance the area.

RECOMMENDATION: Approve with conditions.

Conditions: (3)

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.

3 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application Form
Drawing Nos:
01 – Existing South Elevation and Roof Plan
02 – Proposed South Elevation and Roof Plan
Both received on 18.01.2024.

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

3 The materials to be used in the construction of the external surfaces of the development shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.