CASE OFFICER'S REPORT

Application Reference: PL/2023/10061
Site: 12 Ludgershall Road, Tidworth, SP9 7LX
Date site notice posted: N/A
Publicity Expired: 08.05.2024
Extended Target Date: 16.05.2024

SITE DESCRIPTION:
The site is situated within the defined settlement of Tidworth which is designated as a Market Town by Wiltshire Core Strategy (WCS policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP26 (Tidworth Community Area). The site is surrounded on all sides by other residential properties and their associated amenity/parking provision. A Public Footpath (Ref: NTID11) runs along the northwestern boundary of the site at the rear. The front boundary of the site is defined by the Ludgershall Road. Whilst the site is in Flood Zone 1, and is in an area that is at low risk of ground water flooding; the site is situated withing the catchment of the River Avon Special Area for Conservation (SAC). It is also within the 6.4 kilometre recreational buffer of the Salisbury Plain Special Protection Area (SPA).

The site currently consists of a long narrow plot situated in a row of properties fronting onto the Ludgershall Road. It consists of one half of a semi detached pair of properties and is attached on its south western elevation. The house is situated towards the front of the long plot with a garden and driveway with parking for 2 cars sited in front of the house, between it and the road. The existing house is a two storey, double fronted, rendered property with a shallow hipped roof.

PROPOSAL:
This is a householder application proposing a single storey, front extension to the property. The attached neighbour already benefits from a similar extension. In detail this proposal involves a mono pitched extension that it to extend out from the front façade by approximately 2.53 metres. It is to extend across the majority of the existing house's front façade (7.54 metres in width), but will be set off from the neighbouring boundary by 0.6 metres. The extension is to have a chamfered corner where it is closest to the shared boundary with the attached neighbour. It is also to extend to a maximum height of 2.99 metres (2.18 metres to its eaves). The extension is to be rendered to match the main house with a grey, carbon replica slate tile to its roof. A glazed strip is to be inserted in the roof slope above the front door. The extension will provide an extended lounge and study at ground floor, which will sit either side of a new centrally positioned front door.



PLAN A: Proposed Elevations & Roof Plan

During the course of the application, additional details have been received about the intended finish/materials. Amended plans have also been received which have pulled the extension off the shared neighbouring boundary and chamfered its corner at this point.

Despite not being in a Flood Zone or an area at high risk of flooding, the application is accompanied by a Flood Risk Assessment; and a Fire Safety Strategy.

RELEVANT PLANNING HISTORY:
None

POLICIES:
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide (January 2021) (NDG)

Kennet District Local Plan policies (Saved by Wiltshire Core Strategy) (SDLP):
None

Wiltshire Core Strategy (January 2015) (WCS):
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP3 (Infrastructure Requirements)
CP26 (Tidworth Community Area)
CP57 (Ensuring High Quality Design & Space Shaping)
CP60 (Sustainable Transport)
CP61 (Transport & Development)
CP62 (Development Impacts on the Transport Network)
CP64 (Demand Management)
CP69 (Protection of the River Avon SAC)
Wiltshire Housing Site Allocations Plan (February 2020) (WHSAP)

Supplementary Planning Documents:
Wiltshire Design Guide (March 2024)
Creating Places Design Guide SPG (April 2006)
Achieving Sustainable Development SPG (April 2005)
Wiltshire Climate Strategy 2022-2027
Stonehenge and Avebury World Heritage Site Management Plan (2015)

REPRESENTATIONS:
Tidworth Town Council – No Objection

Letters – 1 letter of objection received. The following comments made:

- My concern primarily revolves around the adverse effects the proposed development will have on the level of daylight entering my living room and the potential destruction of the existing garden.
- The living room of my property currently enjoys a significant amount of natural light, contributing not only to the aesthetics of the living space but also to the overall well-being of its occupants.
- As outlined in the submitted plans, the proposed development appears to have the potential to obstruct sunlight, leading to a significant reduction in the natural light
- My existing garden currently thrives on the sunlight it receives throughout the day.
- Any reduction in sunlight due to the proposed construction may adversely impact the health and vitality of the plants and greenery, ultimately destroying the garden
- I understand the importance of urban development and progress.

- Still, I urge the planning department to consider the significant impact that this proposal may have on the quality of life for existing residents.
- Preserving access to natural light is not only essential for the well-being of individuals but also contributes to the overall aesthetic and environmental quality of the neighbourhood.
- Please take necessary measures to mitigate any adverse effects on my property.
- I was asked by this planning department to ensure the right to light for next door was preserved in my planning application and so I ask that I be given the same consideration.
- Additionally, I recommend exploring alternative design solutions that would address this concern.

ISSUES:
The main considerations which are material to the determination of this application are listed below:
- Principle
- Character & Design
- Neighbouring Amenities
- Highway Safety

PLANNING ASSESSMENT:
Principle:
The site is situated within the defined settlement boundary of the Market Town of Tidworth, which is therefore considered to be a sustainable location for new development. In addition the site consists of an existing residential property. The principle of extensions, alterations or additions to an existing dwelling in such a location is therefore accepted.

This principle acceptability is however also subject to the detail in terms of the potential implications of the proposals for the character of the area; neighbouring amenities; and highway safety. These matters will therefore be discussed in more detail below.

Character & Design:
The revised NPPF puts greater emphasis on the need for good design than the 2019 version. Paragraph 135 of the current NPPF sets out that developments should function well and add to the overall quality of the area, be sympathetic to local character and establish a sense of place. It states at Paragraph 139 that development that is not well designed should be refused.

In this instance, the site is situated in an existing residential area. This row of houses are fairly distinctive with a rather uniform building line; plot spacing; and a strong relationship with the road. Whilst some landscaping does exist and some of the units still benefit from front gardens, many of the properties benefit from onsite parking areas and thus the houses are quite open to the road. All of the units are rendered with concrete tiled roofs. There are a mix of coloured finishes; and some houses have added different porch, window designs and front extensions. There is also a variance in roof heights along the row, to account for the natural topography of the area.

The proposals involve a new front, ground floor extension that is extend across most of the front façade of the existing dwelling. Given the openness of the site to the street scene, it is likely that the new extension will be visible from the front street scene and normally such additions are resisted as they can have a detrimental impact for the character of the area.



PHOTO 1: Existing Street Scene (From Google Street View)

However in this instance, as can be seen from Photo 1 above, the attached neighbouring property at 11 Ludgershall Road already benefits from a large single storey extension on its front façade. Other properties have also made alterations to the front porches and as such there is a mix of front alterations that are prevalent in this particular street scene. Whilst the neighbour's extension has not incorporated the front living room window and is thus set off further from the common boundary than is now proposed on this site, it is considered that the proposed front extension now proposed will be of similar appearance and proportions to the existing feature on the neighbouring house. It is to incorporate its own ground floor living room window into the extension but amended plans have been received which now mean that it will have a small off set from this common boundary (of 0.6 metres). The design also includes a rather contrived, but effective chamfered corner on this edge of the extension to further reduce any impact for the neighbour. The proposed grey roof and rendered finish are considered to be appropriate, in keeping with the character of the host dwelling; and overall the addition is considered to be of appropriate design and character for the area. Overall it is not therefore considered that the proposed front addition will have any significant implications for the character of the area/street scene and is thus acceptable in this regard.

Neighbouring Amenities:

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that new development should be designed to ensure that the impact on the amenities of existing occupants/neighbours is acceptable and that appropriate levels of amenity are achievable within the development itself. The NPPF further confirms that planning should '*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*'. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this therefore needs to be carefully considered accordingly.

In this instance amended plans have been received which have served to offset the proposed extension from the shared common boundary by 0.6 metres. The closest corner of the new addition is also to be chamfered to reduce its dominance and any potential for loss of light for the amenities of the attached neighbours, and in particular the light enjoyed in the neighbouring ground floor living room. It is also noted that the attached neighbouring property is to the south west of the application site; and to some extent this neighbouring window has already incurred light reduction as a result of the neighbour's own extension to the southwest of the window. Given these points and the orientation of the proposals in relation to this neighbour, it is considered that the amended plans have adequately addressed any significant concern in this regard and the proposals are thus acceptable.

With regard the other neighbour to the north east, it is considered that the detached nature of these two dwellings and thus the intervening level of separation between the two, will sufficiently mitigate any potential impact in terms of loss of light or dominance. It is however considered to be appropriate to remove permitted development rights regarding new windows on the flank walls of the extension and a condition will therefore be imposed on this recommendation accordingly.

Highway Safety:
The proposals do not result in any changes to the number of bedrooms in the property or parking arrangements at the site. The property currently benefits from 1 official off street parking space in its front garden and this is not to be affected by the proposed development. It is not therefore considered that this proposal will result in any implications in terms of highway safety

CONCLUSION:
The proposed extension whilst on the front of the property, can be adequately accommodated on the site and are not considered to result in any implications for the character of the area; street scene; highway safety; or neighbouring amenities. The proposals are recommended for permission accordingly.

RECOMMENDATION:
Permission subject to 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:

   Application Form & Certificate
   Ref: 90012780 MR J MAN – Location Plan. Received – 21.11.2024
   Ref: 90012780 – Block Plan. Received – 24.04.2024
   Ref: 900-12790 Rev B – Proposed Plans & Elevations Page 2 of 2. Received – 18.04.2024

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

3. The development hereby approved shall be carried out using the materials for the external walls and roof detailed in the emails received 4th January 2024.

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re- enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the Right Hand Side or Left Hand Side elevations of the development hereby permitted.

   REASON: In the interests of residential amenity and privacy.

INFORMATIVES

1) The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website: www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

2) Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.