CASE OFFICER'S REPORT

Application Reference:	PL/2024/00213
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	10 June 2024
Case officer:	Meredith Baker

Site Address:	Fyfield, Drews Pond Lane, Devizes, SN10 5DT
Proposal:	Removal of existing garage and replace with a single story extension and a front porch extension
Recommendation:	Approve with Conditions

Planning Policy

National Planning Policy Framework 2023 (NPPF)

Section 12 (Achieving well-designed places)

Planning Practice Guidance (PPG)
National Design Guidance

Wiltshire Core Strategy (WCS):

Core Policy 57 Ensuring High-Quality Design and Place-Shaping

Devizes Area Neighbourhood Plan 2015

Policy H2 Strategic Policy Intent – Built Environment & Sustainability
Policy ESD1 Strategic Policy Intent – Environment & Sustainability

Relevant Planning History:

K/80/0252 – Extension to dwelling and new garage – Granted 06.05.1980

Consultation Responses

Devizes Town Council: - Initial comments: No objection.
Final comments: "Devizes Town Council has reviewed these amended proposals and believes that the proposed relationship with the neighbouring house is unsatisfactory, due to the proximity of the proposed extension to the boundary, and especially the proposed new window less than 1m from it, which is likely to harm the privacy of the neighbouring house and create a fire risk."

Representations

Two letters of objection were received in relation to the original plans. The comments raised concerns as follows (in summary):

- Loss of daylight to the kitchen, utility room and downstairs lavatory of Wick House.
- The windows would result in loss of privacy to Wick House.
- The proximity of the works to the neighbouring dwelling would present a fire risk.
- If the room was to be used as living/sleeping area the distance from the boundary would need to be at least 4ft.
- Concern that the new shower room would result in further drainage problems.
- The roof height would impede on light entering the garden of The Sheiling.

A further two letters (from the same neighbours) were submitted in relation to the amended plans. Raising concerns as follows (in summary):

- Loss of light from the proposed building with a first storey roof extension.
- Due to application site being at a higher level the impact of any pitched roof on daylight would be more pronounced.
- Loss of privacy from the new ground floor window facing Wick House.
- Enclosure and hemmed in impression to Wick House.
- New shower and lavatory could result in further drainage problems to Wick House.
- The proximity of the proposed building to Wick House would present a fire risk.
- The new plans appear to be higher than the initial plans which would impede light to the neighbouring garden of The Sheiling.

Proposal

The application site comprises two storey semi-detached dwelling located within the settlement of Devizes. The dwelling currently benefits from a single storey garage to the south of the original dwelling.

Planning permission is sought for a single storey extension and front porch extension following the removal of the existing garage.

During the application process amended plans were submitted following concerns raised by the Planning Officer. The scale of the extension has been amended and subsequently a new addition (the porch extension) was added to the scheme.

ASSESSMENT

Design and Visual Impacts

The application site is located along a residential road with some variations of design. The dwelling is semi-detached with the adjoining dwelling being of a similar design.

In relation to the porch extension, the front extension would be modest in scale and would only project a minor 0.775m beyond the main front elevation. The flat roof design of the porch extension is considered undesirable and not overly high quality in nature. Although this is noted, the porch is considered minor in scale and is just minorly extending an existing flat roof porch. As such given the current situation and the depth proposed, the new porch element is not considered to give rise to undue harm to the character and appearance of the dwelling or the street scene and is deemed acceptable.

With regard to the single storey extension which would form a garage/storage, WC and boot room, by reason of design and siting this element is not considered to result in any harm to the character of the dwelling and would improve the visual appearance within the street scene. In particular as viewed from the street scene the flat roof garage would be removed and would be replaced by a pitched roof extension. Whilst a flat roof extension would be situated to the rear of the pitched roof element, this would not be prominent from the public realm. The width of the extension would also be smaller than the existing garage which would provide some additional visual relief (gap) between the dwellings which is acceptable. The extension given the single storey nature and scale would form a subservient relationship with the original host building. The proposed materials would also match the host dwelling. Therefore by virtue of design and siting the proposed extension is acceptable in terms of its design and visual impacts.

Neighbour Amenity:

The proposed porch extension by reason of its design and single storey nature which is set back from the shared boundary is not considered to give rise to any adverse impacts in terms of overbearing effect, loss of outlook, overshadowing or loss of light to any neighbouring properties.

In relation to the proposed single storey extension, first consideration is afforded towards the amenities of Wick House which is located to the south of the application site. In this regard it is noted that the proposed extension would be adding bulk to the dwelling in proximity to the shared boundary and as noted on the site visit there is a level difference between the properties whereby Wick House is set at a slightly lower level.

In this regard, the amended plans have demonstrated that the extension would be set off the boundary by 0.8m and has furthermore reduced the bulk of the rear portion of the extension by removing the pitched roof (and now is proposed to be flat roofed – similar to the existing situation). The depth of the rear extension was also reduced to mitigate some of the concerns to the neighbouring occupants whereby the extension would not extend further westwards than the existing garage on site. The proposed development by reason of its siting and single storey nature, which has been reduced in height to the rear portion to aid in preventing adverse impacts to the neighbouring amenities of the kitchen of Wick House, is considered acceptable and would not result in such significantly adverse impacts upon the amenities of Wick House as to warrant refusal of planning permission. The extension would be set back from the boundary and whilst the pitched roof element of the extension would bring additional mass beyond the existing situation (noting that the rear portion would have the same length as the garage and there would have very similar impacts) this would be viewed in context to the two storey form of the dwelling and is not of such bulk and mass that would result in harmful overbearing effect or loss of outlook or such harmful hemmed in impression as to justify refusal of planning permission. The main bulk of the pitched roof element would primarily be sited adjacent to the front elevation/front garden of the neighbouring property and there would be an improvement of outlook in the garage location due to the siting off the boundary. It is noted that there would be a single storey window that would be re-sited closer to the boundary. In this regard, the views would be onto the shared boundary fencing and would be similar to that of the existing arrangement (as there is a window on this side) as such there would not be any significantly adverse overlooking or loss of privacy that would justify an objection. Furthermore noting that existing ground floor windows could be placed on the side elevation of the dwelling/attached garage under permitted development in any instance. As such whilst the concerns raised by the neighbouring property are duly noted, the proposal is considered acceptable in terms of its impacts upon Wick House. The comments relating to fire risk are also noted however fire risk does not fall within the remit of assessing planning applications.

In relation to 'The Shieling' to the north, by reason of the single storey nature and siting to the southern side of the dwelling the extension would not result in any adverse impacts in terms of overbearing effect, loss of outlook, overshadowing or loss of light. The comments from the neighbour are noted however, given the siting of the development and the single storey nature there would not be any harmful loss of light to this property that would justify an objection.

There would also be no impacts upon other residential dwellings in the locality, including to the west due to the single storey nature and siting. It is therefore considered that the proposal development is acceptable in terms of its impacts upon neighbouring amenities.

Highways

The proposed extension would involve the loss of the garage and also space along the side of the dwelling for the parking of vehicles. Although this is noted, there is space to the front of the property and its driveway for the parking of vehicles and therefore there is no objection in this regard. The proposal would not result in any adverse highway safety concerns as a result of the proposal.

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.

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

Location Plan
Block/Site Plan
Proposed Floorplan - Drawing No. FYFIELD_PL01_24 Rev 2
Proposed Elevations - Drawing No. FYFIELD_PL01_24 Rev 2

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

3 The brickwork and tile materials to be used in the construction of the external surfaces of the development hereby permitted 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.