CASE OFFICER'S REPORT

Application Number: PL/2023/09325

Address: Mill Cottage. Mill Lane, Fovant, Salisbury, SP3 5JP

Proposal: Create new room above existing single storey storeroom

Date of Inspection:
N/A
Consultation Expiry:
06/12/23
Press Advert: N/A

POLICIES
National Planning Policy Framework and the NPPG

Wiltshire Core Strategy
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 24: Spatial Strategy: Southern Wiltshire Community Area
Core Policy 51: Landscape
Core Policy 57: Ensuring high quality design and place shaping

RELEVANT HISTORY

PL/2021/09226 Erection of a garage on existing concrete base – Approved, with Conditions
PL/2021/07368 Retrospective permission to apply Marley Cedral Grey cladding to building instead of concrete render – Approved, with Conditions
S/1998/0483 Replacement porch – Approved, with Conditions

REPRESENTATIONS :

Fovant Parish Council – No comments received

Third Party Comments **–** None received.

Assessment

- Principle
- Scale, design and impact on the character and appearance of the area and AONB
- Impact on neighbouring amenity

Scale, design and impact on the character and appearance of the area and AONB

Wiltshire Core Strategy Core Policy 57 states:

> *A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire….*

The application site is a detached residential dwelling set upon a corner plot of Mill Lane, Fovant and boasts a sizeable plot, with the Watercress Beds to the South.

The application seeks approval for the erection of a first floor extension upon the South Elevation

with dormer window to serve a bathroom.

It is noted that the site gained permission in 2021 for a new detached garage to the front of the site.

The proposed extension is of an appropriate scale and design for the host dwelling and would be a modest addition to the property. The addition would be read in the context of the existing built form and is therefore not considered to pose any visual harm upon the wider landscape character of the AONB.

Due to its proposed location, it would not result in any visual impact upon the streetscene and the overall design is considered acceptable in terms of upholding the overall character and appearance of the area. The site is not within the Conservation Area or listed.

The proposed extension is therefore considered acceptable for the plot and would not result in any adverse effects upon the overall character and appearance of the area. Therefore, the proposal is considered to comply with Core Policies 57.

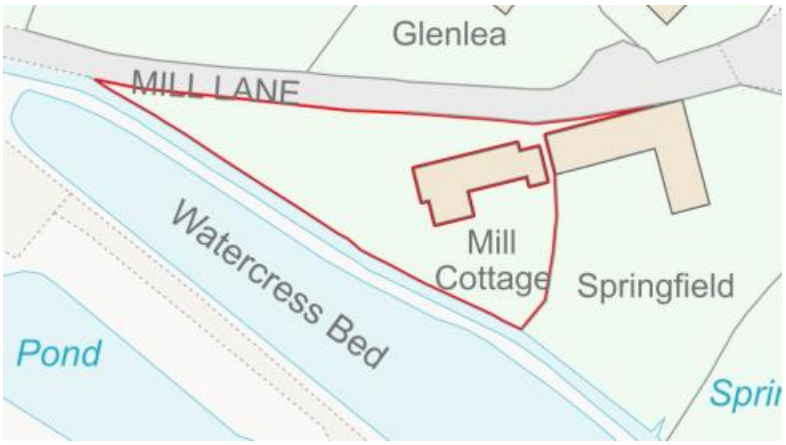
Impact upon Residential Amenities

Policy CP57 also states:

vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)

The application site has one immediate neighbouring property, being Springfield to the East. As the extension would be infilling above the existing ground floor storeroom the addition is considered to be modest and would not be overbearing upon the neighbouring property. In addition, its position in relation to Springfields is not considered to result in any overshadowing or loss of light, which would warrant a refusal.

It is noted that there are now first floor windows or openings proposed within the Eastern Elevation. The proposal does incorporate a Southern facing dormer. Due to the nature of the proposal serving a bathroom this can be conditioned to be obscure glazed and therefore is not considered to pose any harm regarding potential overlooking or loss of privacy.



Therefore, the proposal is considered to comply with Core Policy 57 in preserving residential amenities of any neighbouring properties.

Conclusion:

On balance, the proposal, is not considered to pose any harm which could warrant a refusal. The

scheme is considered to comply with the NPPF and Core Policy 51 & 57.

RECOMMENDATION: Approve, with conditions.