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AT 40 MARLBOROUGH ROAD
WOOTTON BASSETT.
SN4 7SA

Proposed annex for the enjoyment of friends and family.

13th February 2024. Application No 2023/08747/FUL

This appeal has been produced by Phil Rand instructed by Mt Russell Malem applicant.
APRIL 2024

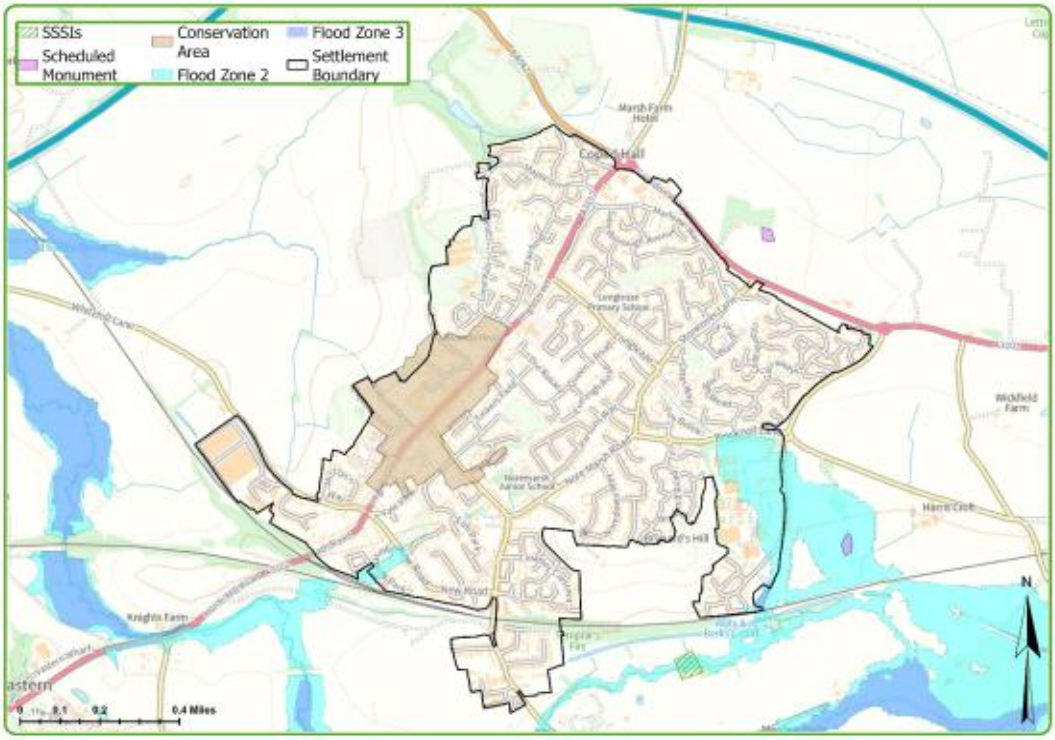
REDUSAL REASONS:

The proposed double garage with room over forming an annexe, by reason of its position, size, height, massing, and scale would not be sufficiently subservient to the host dwelling and will appear overly dominant in the context of the locality and detriment to the character and appearance of the open countryside, and the immediate and wider street scene. The proposals would therefore conflict with the requirements of the Wiltshire Core Policy 57 Ensuring High Quality Design and with Central Government policy contained within the revised National Planning Policy Framework (NPPF) 2023.

SITE & CONTEXT

Wootton Basset is in proximity of the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The Town is some 6 miles from Swindon with good road links via the M4. The town centre area is covered by a Conservation Area. The High Street is a reasonably wide and attractive street which is lined by many attractive two and three storey properties along its entire length. Many of these properties are pre-war and a reasonable proportion of these are nationally listed. One of the most iconic buildings in the town centre is the Town Hall Museum which is located in the southern part of High Street in the central part of the highway.

40 Marlborough Road is part of a group of houses on the road to Broadtown within a 5 minute drive of the shops in the center of Wootton bassett. It is located outside the settlement boundary.





Flood risk map showing the property is not within a flood zone.

DESIGN

There is a vernacular in the vicinity of this site where mix developments have been built over the years, a mixture of Detached properties, semi detached and bungalows.

Facing material is mixed with render and brickwork dominating the area.

It is proposed to follow the vernacular described above with a modest detached four-bedroom dwelling. Facing materials to be render and uPVC windows and concrete tiles.

The plot and existing house are to retain 3 carparking spaces.

The parking spaces and drive are to be surfaced with permeable paving blocks. The private drive is to be surfaced in permeable tarmac between country side kerbs.

PLANNING POLICY

Wiltshire Core Strategy (WCS)

CP57 Ensuring High Quality Design & Place Shaping

National Planning Policy Framework (2019)
Planning Practice Guidance

PLANNING HISTORY

There have been several planning applications relating to areas of this site as follows:

20/01767/FUL Single storey rear extension and 2 storey side extension
Approved 26/05/2020

N/06/01480/FUL Two Storey Side & Rear Extension.

No PL/2023/08748 Proposed Dwelling refused

- **PLANNING ASSESMENT**

Core Policy 57 Ensuring high quality design and place shaping 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 complementary 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 through: 286 i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting iv. being sympathetic to and conserving historic buildings and historic landscapes v. the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy) vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area 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 (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter) viii. incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site 287 ix. ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network) x. the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials xi. taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future xii. the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm xiii. the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place

Policies CP1 and CP2 of the WCS define the settlement hierarchy within Wiltshire the required amount of development distribution of that development within the development strategy of the plan. Wootton bassett Population 113,600 8th largest of the County's 16 main settlements Strategic role Market Town Potential for significant development to help sustain, and where necessary, enhance their services and facilities, promoting better levels of self-containment and viable sustainable communities.

The proposal is to be positioned at the front of the garden at No 40 Marlborough Road, whilst toward the outer fringes of the settlement can be considered to constitute infill. The proposal proposed should not considered excessive or unsustainable. As such it is entirely in accordance with the provisions of CP2, para 4.34.

The proposals are therefore considered to accord with the para 127 (f) of the

NPPF and CP57 (vii) of the WCS

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. The development proposals have been formulated with due regard to the policies that make up the statutory Local Development Plan and Supplementary Planning Guidance, together with Government guidance contained within the National Planning Policy Framework (February 2019)

ECOLOGY

As the site is at present a garden with no buildings or vegetation that could harbour protected species it is considered that no ecological survey is required.

ACCESS

The existing access a sufficient visibility splay to provide safe access.
3 Parking spaces provided for existing and proposed dwelling .
The dwellings comply in all respects with Part M of the building regulations.

REASONS FOR COUNCIL DECISION TO BE OVERTURNED.

This proposal creates a high quality design, safeguarding the amenity of neighbouring residents in terms of daylight sunlight, privacy, visual intrusion, nuisance and security. It is well sited in scale and proportion, with a shape, mass, vertical and horizontal emphasis in character with the existing dwelling. Window and doors relate to the existing house in terms of materials, alignment, style, size, shape and proportion. The proposal is designed to match and correspond with the existing dwellings and protect and reflect existing architectural details. The proposal also accommodates access, car parking and servicing required for the extended dwelling. This development does not cause harm or conflict with existing biodiversity, site features or open spaces.

CONCLUSION

The application complies with Core policy ,57. The development is outside and Flood risk, with no landscape impact and adds a dwelling to Wootton Bassett.

For these reasons we would argue this appeal over turned.