

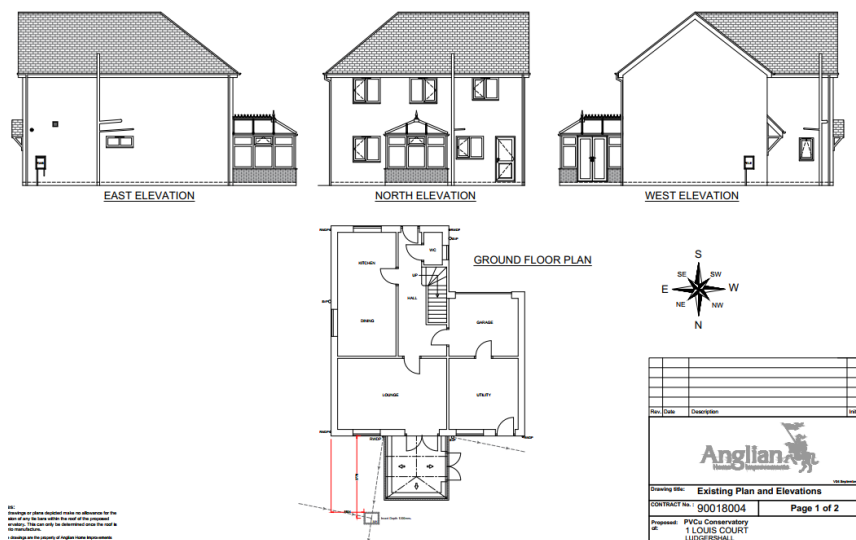
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02223
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	1 Louis Court, Ludgershall, Andover, SP11 9UH
DEVELOPMENT DESCRIPTION:	Install Replacement Conservatory To The Rear Of The Property
RECOMMENDATION:	That Planning Permission be GRANTED

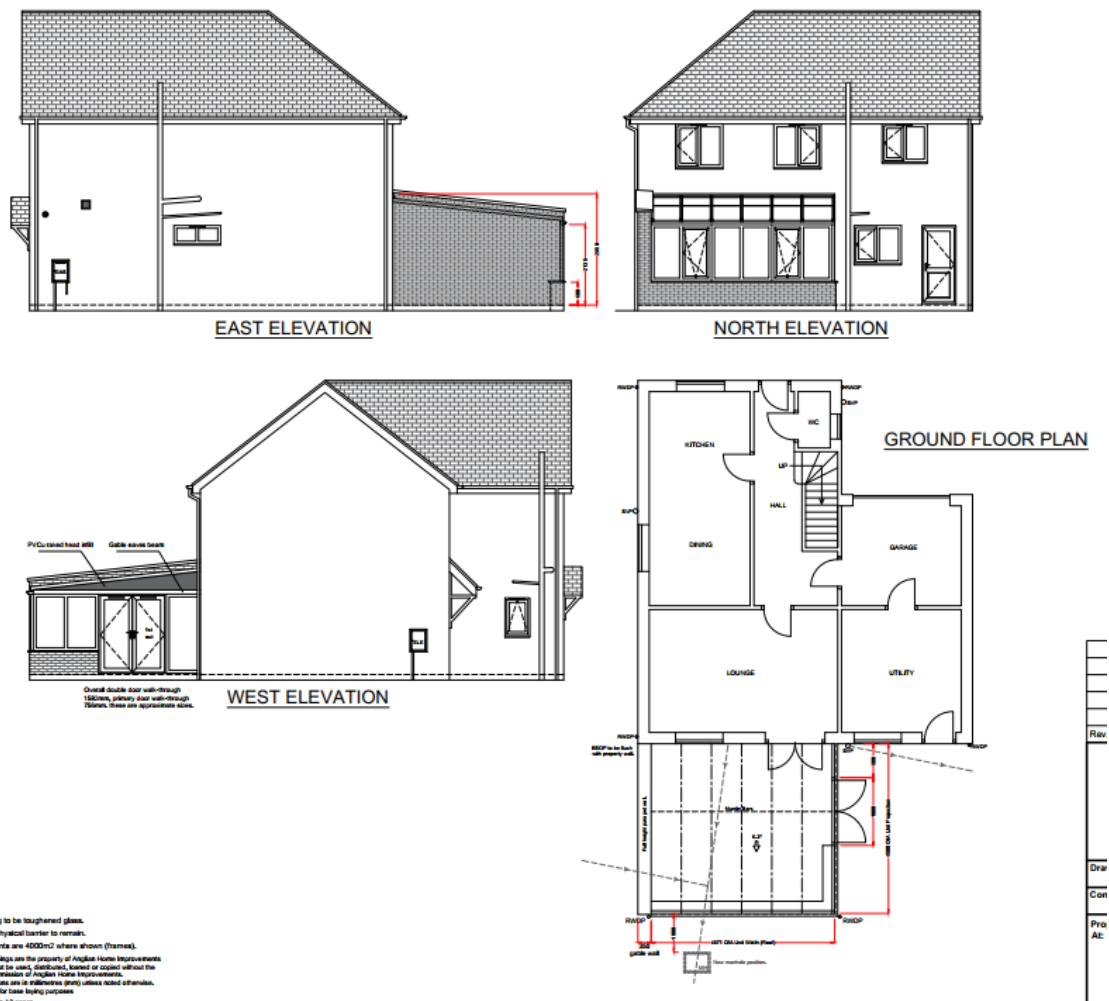
PROPOSAL

The proposal seeks planning permission to replace an existing conservatory on the rear (north) elevation with a larger conservatory.

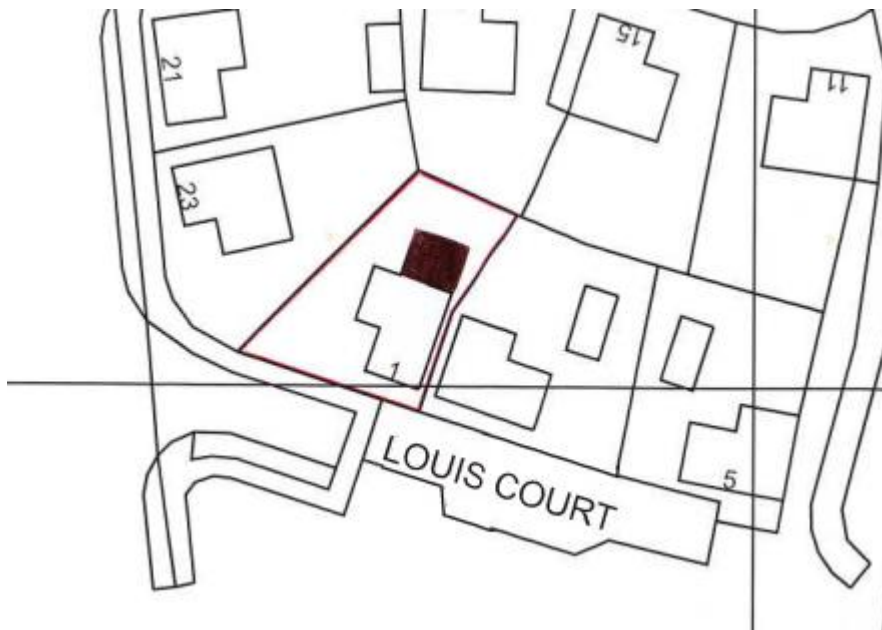
Existing plans and elevations



Proposed plans and elevations



Proposed site plan



SITE DESCRIPTION/CONTEXT



The application relates to 1 Louis Court, a modern, detached two storey dwelling located within the market town of Ludgershall, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 26 (Spatial Strategy for the Tidworth Community Area).

The property is part of a modern development, sited on a corner plot with residential neighbours to the west, north and east. There are open fields to the south. The property has a driveway to the east and garden to the north.

The application site is subject to the following planning policy constraints:

- Salisbury Plain SPA 6.4km buffer
- River Test Catchment
- Salisbury Plain and West Wiltshire Downs Countryside Character Areas
- Flood zone 1

PLANNING HISTORY

Proposal / Summary
19/11699/DOC - Discharge of conditions 8, 10, 12, 13, 14, 16, 17 & 19, application reference E/2013/0234/OUT. Approve 12/07/2021

E/2013/0234/OUT - Outline application for residential development (Class C3) of up to 109 dwellings with an extension to Empress Way, car parking, public open space and associated landscaping. Approve with conditions 15/05/2015
18/04346/REM - Approval of the scale, appearance, layout and landscaping for the residential development of 80 dwellings with car parking, public open space and associated landscaping pursuant to Outline Planning Permission E/2013/0234/OUT. Approve with conditions 03/06/2019

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 26: Spatial Strategy for the Tidworth Community Area
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 67: Flood Risk

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Ludgershall Town Council: No comment received

REPRESENTATIONS

No comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposal seeks planning permission to replace an existing conservatory on the rear elevation with a larger conservatory.

The proposed conservatory would measure 4.5m x 4.87m with a lean-to glazed roof, full height parapet wall on the east elevation, a brick plinth with glazing above on the north elevation and a brick plinth and glazed doors with a full height glazed window on the west elevation.

The glazing is proposed to have anthracite grey frames. There are no details provided on the proposed brickwork plinth, a condition requiring this to match the existing dwelling will be included.

The proposed single-storey extension reflects the existing dwelling's character in terms of materials and detailing. Although large, it would remain subservient and would not detract from the visual integrity of the existing building. The extension is located at the rear of the property and would not be visible from public vantage points. Its design, form and materials are considered acceptable and preserve the character and appearance of the area.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The proposed development/replacement conservatory is located at the rear of the property and due to the layout of the development, the application site garden adjoins four other properties with a degree of overlooking. The proposed conservatory is larger than the existing

conservatory but is not considered to have an overbearing impact due to its single storey scale and lean-to roof design. No windows are proposed on the east elevation, closest to any of the site boundaries and the presence of existing boundary treatments, including close-board fencing, mean that the proposal is not considered to materially alter the existing relationship with neighbouring properties. It is therefore considered that the proposed extension would not cause any loss of privacy.

The proposed conservatory is located on the northern facade of the existing dwelling and single storey so there are no concerns regarding loss of light.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The proposal relates to a single-storey extension to a dwelling with no trees or roof voids affected. The application site is within the catchment of the River Test, which drains into the Solent. This region is protected by a number of international designations including the Solent Maritime Special Area of Conservation (SAC), Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site, Portsmouth Harbour SPA and Ramsar site, Solent and Southampton Water SPA and Ramsar site; as well as the nationally designated Sites of Special Scientific Interest (SSSIs) that underpin these international designations. The site is also within the 6.4km recreational buffer of the Salisbury Plain Special Protection Area (SPA) but due to the nature of the development, ecological impact is not an issue for this application. There is no reasonable likelihood of protected species being present or affected.

The application site is not subject to any statutory or non-statutory ecological designations, and the scale and nature of development is such that significant harm to biodiversity is unlikely. No objections have been raised by the Council's Ecologist.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the

NPPF states that householder development should not be subject to the sequential test, nor the exception test.

The site lies within Flood Zone 1 and is not in an area identified as being at risk of surface water flooding. The proposal would not increase the risk of flooding to the site or surrounding land. The development is considered to comply with Core Policy 67 and Section 14 of the NPPF.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED 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 and documents:

Location plan – 90018004 Mrs L Paine 542081, received
90018004 Proposed Block Plan, received
90018004 Proposed Plans and Elevations, received

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 hereby permitted shall match in material, colour and texture those used in the existing building and detailed on the application form and approved plans.

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