

Date of Meeting	25 January 2024
Application Number	PL/2022/05917
Site Address	19 Manton Hollow, Marlborough, SN8 1RR
Proposal	First floor rear extension
Applicant	Mr & Mrs S & V Crighton
Town/Parish Council	MARLBOROUGH
Electoral Division	Marlborough West
Grid Ref	53.598289, -5.494782
Type of application	Householder Planning Permission
Case Officer	Joe Leesam

Reason for the application being considered by Committee

This application has been brought before the Committee at the request of Councillor Davies should the application be recommended for approval, on the basis that the proposal is an overdevelopment of the site.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations, and to consider the recommendation that the application be granted planning permission.

2. Report Summary

The proposed development would involve the replacement of the existing roof with one that has a steeper pitch, along with the erection of a first-floor rear extension.

It is considered that the proposal would not result in any adverse impacts on visual or residential amenity, nor highways, such as to warrant the refusal of planning permission.

It is therefore considered that the proposed development accords with the Development Plan; as such, the application is recommended for approval subject to conditions.

3. Site Description

The application site comprises a single storey bungalow located at the end of a residential street which is made up of a mix of single storey and two storey dwellings. The building is painted brick in a grey colour with double Roman tiled roofing. It is situated on the western edge of the settlement of Marlborough. To the north and east of the site lie other residential properties, to the south lies the A4 (Bath Road), and to the west is an unclassified road (Downs Ln). There is mature foliage on the boundary of the rear garden and to the side of the property which disguises the property's view from these roads. The application site is also washed over by the North Wessex Downs National Landscape.

Below is the Location Plan that shows the context of the site.



4. Planning History

K/39832 - The erection of a single storey extension to form en-suite bathroom – Approved with Conditions 13/09/2023.

17/08911/FUL - Proposed single storey extension to South & West elevations – Approved with Conditions 07/11/2020.

K/20966 - Loft conversion incorporating dormer window – Approved with Conditions 09/12/1993.

5. The Proposal

Planning permission is sought for the replacement of an existing roof with a steeper-pitched roof and the erection of a first-floor rear extension.

The originally proposed plans involved a similar rear extension without a barn hip, but no raising of the existing roof's ridgeline. Revised plans were requested due to the likely negative impact upon visual amenity that the undisguised rear extension would have imposed upon the street scene. While the new plans incorporate a larger amount of built form added to the property, they ultimately ensure that it retains the appearance of a single storey bungalow.

Proposed scheme:



6. Planning Policy

National Planning Policy Framework (NPPF)

- Section 2 (Achieving sustainable development)
- Section 4 (Decision-making)
- Section 12 (Achieving well-designed places)

- Planning Practice Guidance (PPG)
- National Design Guidance

Wiltshire Core Strategy (WCS):

Core Policy 14: Marlborough Community Area
Core Policy 51: Landscape
Core Policy 57: Ensuring High-Quality Design and Place-Shaping
Core Policy 62: Development Impacts on the Transport Network

Other Documents and Guidance

Wiltshire Local Transport Plan 2011 – 2026 – Car Parking Strategy (March 2011)
Draft Marlborough Area Neighbourhood Plan 2021-2036 – Referendum Version
The North Wessex Downs Area of Outstanding Natural Beauty Management Plan

7. Consultation responses

Original Plans:

Marlborough Town Council: “At the Planning Committee meeting held 14 August 2023, it was resolved that Marlborough Town Council objects to this application on the grounds of overdevelopment and out-of-scale visual appearance/design”

Highway Officer: “The proposed extension will lead to a property with 5 bedrooms . To meet adopted parking standards there should be adequate space for the parking of 3 cars (spaces to measure 2.4m x 4.8m).

To be satisfied that the requirement can be met the applicant should provide a drawing to show this is achievable.

No part of the approved development shall be occupied until enough space for the parking of 3 vehicles together has been provided in accordance with details submitted to and approved in writing by the Local Planning Authority. The said space shall not be used other than for the parking of vehicles or for the purpose of access.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.”

Revised Plans:

Marlborough Town Council: “At the Planning Committee meeting held 13 November 2023 it was RESOLVED: that Marlborough Town Council objects to this application on the grounds of overdevelopment and out-of-scale visual appearance/design”

Highway Officer: “I am happy with the revised drawings and parking layout”

8. Publicity

The application has been advertised by letter to local residents. Four third party representations have been received raising concern as follows (in summary):

Original Plans:

- Scale of the proposal is overdevelopment.

- Construction of a roof which is up to 2 metres higher and stretching half the width of the property creates an overwhelming, out of character gable end on the north elevation.
- The front porch may restrict any future scope to improve limited on site parking.
- Concerns regarding the lack of a site notice being posted.
- Consideration and supervision would be important and appreciated with regard to timing deliveries and access to site due to the turning circle serving the whole estate and other major building projects being underway.
- Concerns regarding parking arrangements.
- Objections to velux window on the north aspect of the first-floor extension due to overlooking of number 20.

Revised Plans:

- Inappropriate scale and proportion for the site and setting.
- Concerns regarding access for construction vehicles.
- Concern regarding loss of daylight for neighbouring properties.
- The description given for the Manton Hollow environment surrounding No. 19 is misleading.
- The original consultees suggested by the applicant were inappropriate and imply that the objections this application would provoke were anticipated.
- There have been several other 1 to 2-storey redevelopments in Manton Hollow but to date but none have provoked the negative neighbour impact this proposal has received.
- A 6-bedroom proposal is out of scale and inappropriate for the location.

It is noted that concern has been raised over the Council's process for notifying the occupiers of neighbouring properties. It is confirmed that the immediately adjacent properties were notified of the application by post. It was also pointed out that there should have been a site notice displayed however it is confirmed that due to the minor nature of the application and the red line siting (such as not being within a Conservation Area) there is no statutory requirement for the erection of a site notice for this type of application given that notice was served on the adjoining owner/occupiers. The local planning authority has undertaken the necessary publicity in relation to this application as they have followed the prescribed procedure contained within Article 15 of the Development Management Procedure Order (as amended).

9. Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development

The proposed plans relate to a 'householder' proposal within the domestic curtilage of the property; namely, a roof replacement and a rear extension. The host dwelling is an unlisted residential property with no Article 4 directions in place to restrict alterations to the dwellinghouse. It is therefore considered that the principle of the roof replacement and rear extension is acceptable subject to other material considerations as assessed below.

Design and Visual Impact

The main change which will be visible from public vantage points is the raised ridge height for the main body of the dwellinghouse. The ridgeline will remain lower than the highest section of the neighbouring 18 Manton Hollow's roof so the new height of the roof would not appear out of keeping in the street scene. While the immediately adjacent properties present as single storey bungalows, there are many two-storey dwellings and chalet style bungalows in the street and there is a wide variety of styles in the immediate residential area. The neighbouring 18 Manton Hollow was recently the subject of a planning consent for a loft conversion which only added built form to the rear of the property and not to the front. It is recognised that the scale of the neighbouring extension is smaller than the proposed scheme for this application, but the impact upon the street scene is comparable as the host dwelling maintained its appearance as a single storey dwelling from the front. The material difference between the two applications in terms of impact upon the street scene is the raising of the roof pitch and ridge height which has resulted in objections from some neighbouring residents and the parish council due to the works being more extensive than originally proposed. However, the raising of the roof pitch will allow the property to maintain its appearance as a single storey dwelling within the street and will have the added benefit of blocking the view of the proposed rear first floor extension. The proposed roof pitch would not appear out of character within the wider street; as previously mentioned, the ridgeline would be lower than the highest section of the roof at 18 Manton Hollow and 22 Manton Hollow benefits from a similar roof pitch to that proposed, with the inclusion of two dormer windows. It is recognised that the roof pitch would be higher than the majority of the houses in the street but given the multitude of different roof forms found in the area, this change would not break up any existing uniformity so the change is not deemed negatively impactful upon visual amenity. The only other change to the front elevation of the property will be the addition of a front porch; this would have a pitched roof and is traditional in appearance, thus having a neutral impact upon visual amenity.

The biggest change in visual appearance will be to the rear of the property, which is not readily visible from any public vantage points. The first-floor rear extension will comprise a relatively large barn-hipped gable end which is of the same pitch as two existing gable ends on the same elevation, but at a larger scale. It is acknowledged that there is a significant amount of built form being added to the rear of the property as a result of this addition, but this will be minimally, if at all visible, from the street due to the host dwelling being set back from 18 Manton Hollow which will disguise the view to the extension. While the rear of the property adjoins with Bath Road and Downs Lane, the mature foliage on the boundary treatments disguises the view of the property from these roads completely. The rear garden is relatively large and will not be negatively affected by the addition of the first-floor extension, so the site is considered adequate to accommodate the proposed extension comfortably. There will also be the inclusion of three rooflights in the west elevation of the rear extension; this will not be visible within the street scene and will have a negligible impact upon visual amenity. A small section of roof will also be added to adjoin the garage roof with the existing property and extension; this will be in line with the ridgeline of the existing garage roof and will have a negligible impact upon visual amenity also.

The exterior walling will consist of timber cladding, the roofing will consist of concrete tiles to match existing, and the windows will be grey UPVC/aluminium to match existing also. The proposed materials are in keeping with the existing property and are therefore considered acceptable.

Residential Amenity

A set of floor-to-ceiling glazed doors are proposed on the first floor of the rear (south) elevation of the property, which would open onto a balcony which faces towards the garden. There are

no neighbouring residents located to the south, so the only overlooking this would cause would be towards the garden of 18 Manton Hollow. The balcony would be enclosed on all sides by the roof so the view towards 18 Manton Hollow would be oblique and only towards the bottom of the garden; this would also restrict any overlooking if anyone were to site for a prolonged period on the balcony. Any overlooking that may remain from the balcony will be further obstructed by mature foliage on the boundary which has foliage year round due to the mixture of different plants making up the boundary treatment. Therefore, the balcony is not considered to impose any unacceptable levels of overlooking. There are also three proposed rooflights on the west elevation of the rear extension. Again, there are no neighbouring residents within close proximity of this elevation, so they also pose no concerns for residential amenity. Objections were raised against a rooflight situated on the north elevation, this has been removed in the revised plans and is no longer cause for concern. In regard to the above, the proposed plans are not considered to impose any unacceptable levels of overlooking.

A considerable amount of built form will be added to the first floor of the dwellinghouse comprising the raising of the ridgeline of the existing main body of roofing, and the addition of the first-floor extension to the rear. The existing bungalow is detached and the only neighbouring property within close proximity is 18 Manton Hollow which is located to the side (east) of the property. There is also number 20 and 21 on the opposite side of the road to the front of the property (to the North) but due to both these properties and the host dwelling being set back relatively far from the road, these have a separation distance of at least 25 metres from the host dwelling. Therefore, given the separation distance and their location to the north of the site, concerns raised regarding blocking of light would not be grounds for refusal. The section of roof proposed to be raised is separated from 18 Manton Hollow by the gap between the houses and an attached garage (part of the host dwelling) which will not have a raise in ridgeline. So, there will be a separation distance of 7.3 metres between 10 Manton Hollow and the closest section of roofing proposed to be raised in height. While the amount of built form which will be added to the property as a result of the raised pitch is substantial in total, the impact that will be imposed upon 18 Manton Hollow would not be particularly significant given the separation distance between the section of roof being raised and the neighbouring property, and the fact that the side elevation facing number 18 will not be significantly bigger than what currently exists. For this reason, the raising of the pitch is not considered to impose any unacceptable levels of light blocking or create an oppressive environment for the occupiers of number 18.

The first-floor rear extension is similarly separated from number 18 by the gap between the properties and the attached garage and it will be pitched for the entire first floor ex, sloping away from number 18. The gable end will also be barn-hipped, minimising the amount of built form at the highest level. Therefore, given the separation distance and minimal amount of built form at a high level, this is not considered to introduce any unacceptable levels of light blocking or create an oppressive environment for 18 Manton Hollow.

Highways

The proposed plans involve no changes to the site access or parking arrangements, but the proposed works would result in an additional fifth bedroom. This would necessitate the provision of three off-street car parking spaces. Originally, there was no parking plan submitted as part of the application, so this was requested in the initial consultation response from the highways department. The proposed plans have been revised to include a parking plan showing space for three cars; this has been subsequently reviewed by the highways department who have confirmed the proposed parking arrangements are acceptable. Concerns regarding the number of parking spaces have been raised by local residents. While it is recognised that the parking arrangements are not ideal, with one of the parking spaces requiring access through another so it may appear to be only two parking spaces from the

street, the proposed provision does meet parking standards so this would not be a justifiable reason for refusal.

Concerns have been raised by local residents regarding the impact construction may have upon the local highways. The works involved are not considered to be excessive or long-lasting due to the fairly modest nature of the proposed development therefore a condition requiring the submission and approval of a construction method statement is not considered to be justified.

Concerns have been raised regarding the erection of a front porch and the potential implications this could have for the addition of further parking spaces. However, there is no requirement for further parking spaces so this is not a valid material planning consideration.

Conclusion

It is considered that there will be no negative impact to neighbour or visual amenity as a result of the proposed development. The proposal is therefore considered acceptable in the context of its surroundings and is in accordance with the general criteria set out in the aforementioned policies of the local development plan and that of the NPPF (2023).

RECOMMENDATION:

That planning permission be **GRANTED** subject to the following 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:
 - Site Location & Block Plans - Drawing No. 22122 01 dated July 2023 and received 17/07/2023
 - Proposed Plans and Elevations - Drawing No. 22122 108 dated June 2023 and received 05/10/2023
 - Application Form - received 17/07/2023

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