

REPORT OUTLINE FOR AREA PLANNING COMMITTEES**Report No.**

Date of Meeting	23/06/2022
Application Number	PL/2022/00560
Type of application	Full planning permission
Site Address	27 The Oakbournes, Bishopdown
Proposal	Single storey front extension
Recommendation	Approve subject to conditions
Applicant	Mrs K Stokes
Town/Parish Council	Laverstock and Ford Parish Council
Electoral Division	Laverstock
Case Officer	Tom Collins

Reason for the application being considered by Committee

The application has been called in by Cllr Ian Mclellan citing local concerns regarding the impact on the street scene

1.Purposes 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 APPROVED.

2.Site Description

The existing dwelling is located on the modern housing estate of Bishopdown. It is a detached dwelling, located in a corner location, within a cul-de-sac. The dwelling is stepped back compared to existing dwellings adjacent to the south, and perpendicular to those to the north.

3.Planning History

S/2002/1630 – Two storey rear extension. Approved.

4. The Proposal

This application proposes to extend the existing dwelling with a single storey pitched roof extension to the front of the property.

5. Planning Policies

National Planning Policy Framework 2021

Wiltshire Core Strategy (WCS)

Core Policy 57

6.Consultation Responses

Laverstock Parish Council (original plan) - *The response of Laverstock and Ford Parish Council is 'OBJECT' for the following reasons:-*

1. *This large extension to the front of number 27 constitutes a significant overdevelopment of the plot.*
2. *It will spoil the character and general appearance of this attractive little cul-de-sac of houses.*

Neighbour/third parties: No response received

7. Planning Considerations:

- Principle of development
- Scale and design, impact to character and appearance of area
- Neighbour amenity

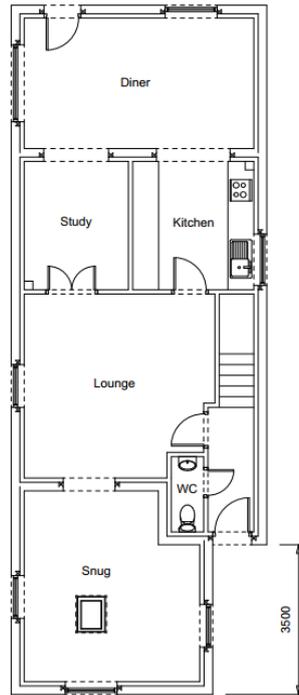
8. ASSESSMENT

8.1 Principle

This application proposes to extend the existing dwelling with a single storey pitched roof extension to the front of the property. There is no objection to the principle of the development in an existing housing area, subject to consideration of all material planning issues and site-specific constraints.

8.2 Size, design, and impact on the character of the area





The existing housing area contains a mixture of architectural styles and materials, and some have projecting front extensions, albeit of shorter depth than proposed here.

This site is somewhat unusual in that the existing property is set back a significant distance from the road, relative to those properties adjacent to it, which are set closer to the road way. The property has a long front garden area. The blank two storey gable end of the dwelling adjacent the site therefore runs along part of the boundary of the front garden, screening the application site partially from view from much of the surrounding dwellings.

The proposed front extension has been amended following comments from Laverstock Parish Council. The extension has been made 500mm shorter at 3.5m.

Whilst still a rather elongated projection compared to others in the street scene, when viewed from the front, the extension is likely to have only a limited visual impact, as from the front, its elongation will not be readily apparent and it would resemble other smaller front extension. From the side, it is only viewed by a few adjacent dwellings, and against the gable end of the adjacent house.

Consequently, it is concluded that the proposed building would be of an appropriate scale and design which would complement the existing building and its setting. The surrounding area would therefore remain unaffected.

8.3 Neighbour amenity

There have been no objections from third parties, other than the Parish Council. Whilst the concerns are understandable given the rather unusual elongated nature of the scheme, any refusal of the proposal would need to be based on the harm caused. In terms of neighbour amenity, the extension, whilst visible, would not have any significant impacts in terms of overshadowing, dominance, loss of privacy, particularly due to its location set against the much larger blank gable end wall of the adjacent dwelling.

Thus in officers opinion, there will be no impact to amenity to warrant refusal.

9.0 CONCLUSION

The proposed building would enlarge the accommodation available to this dwelling, and would be rather elongated in its length compared to other front extensions in this area. However, given the varied nature of this area in terms of its eclectic character and varied building line, the new extension would not detract from the character of the area. Similarly, the building would be unlikely to impact on the amenities of the adjacent dwellings.

The proposals accord with the objectives of core policy 57 in the WCS, and the aims of the NPPF. It is therefore recommended that planning permission should be granted.

RECOMMENDATION: APPROVE with 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 plan – no reference

Block Plan – no reference

Existing and proposed plans and elevations ref 21/1716/01 Rev B

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

3.Materials shall be as shown on the approved plans and application form.

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