

## **CASE OFFICER'S REPORT**

**Application Reference:** 19/03826/FUL  
**Date of Inspection:** 08/05/2019  
**Date site notice posted:** 08/05/2019  
**Date of press notice:** N/A

### **POLICIES**

The National Planning Policy Framework (NPPF) 2018:  
Chapter 4 – Decision Making  
Chapter 9 – Promoting Sustainable Transport  
Chapter 11 – Making Effective Use of Land  
Chapter 12 – Achieving Well Designed Places

The Wiltshire Core Strategy, Adopted January 2015:  
Core Policy 57 – Ensuring High Quality Design & Place Shaping  
Core Policy 60 – Sustainable Transport

Planning Policy Guidance (PPG) 2014.

The Wiltshire Local Transport Plan 2011 – 2016: Car Parking Strategy (March 2011).

### **ISSUES**

- Impact on the amenity of neighbouring properties; and
- Impact upon the character and appearance of the area.

### **REPRESENTATIONS**

Devizes Town Council – no objections to the original and revised scheme.

No third party representations have been received.

### **ASSESSMENT:**

The application site relates to 10 Tintern Road, Devizes. It is a detached, two-storey dwelling, under concrete, tiled roofs. The dwelling is built from grey/buff bricks, with tile hung cladding above ground floor ceiling level to the front and rear elevations, with white, plastic cladding to the ground floors on both of these elevations, respectively. There is a single storey, flat roof garage to the southern side elevation.

The proposals include; the construction of a single storey rear and side extension, wrapping around the south-western corner of the dwelling, under a hipped roof, with gables where it adjoins the rear of the garage and northern side of the dwellinghouse. Bi-fold doors are proposed in the rear elevation, with a mid-level window and rooflights in the rear and side roof plane.

Revised drawings proposed to replace the existing tile hung cladding to the first floor with new timber effect cladding in grey. It will be cedral sidings fibre cement cladding pewter, reference C54. It will be from the cedral click smooth range. These plans were re-consulted on, on a 14 day consultation period.

The proposed development will not have an adverse impact on the amenity of neighbouring properties, due to its single storey height and the position of the extensions not projecting beyond the existing southern, side elevation of the garage or the northern side elevation of the existing dwelling. No representations have been received from the occupiers of the neighbouring dwellings.

The proposed development will be built of matching materials, except on the existing rear elevation where the existing tile hung cladding will be replaced with timber effect grey cladding. As this will have a similar appearance to the existing cladding, particularly in colour, the proposals are considered to be a suitable design that will preserve the character and appearance of the area.

**RECOMMENDATION:** Approve with conditions.