

Planning Report May 2022

Application	Consultation Deadline	Proposed comment
<p>PL/2022/03078 & 03176 Turleigh Grange, Turleigh, BA15 2HQ Conversion of existing garage into home office. Creation of new garage block building within existing parking area, with ancillary accommodation over. Addition of traditionally detailed porch to rear elevation of house.</p>	<p>20/05/22</p>	<p>Recommended: No objection. This application has been put forward with discussion/guidance from Wiltshire council who, according to the proposal, have shown a favourable disposition bearing in mind listed building consideration.</p> <p>I have visited the site and there is plenty of room to build within the existing parking area with the new garage etc being shielded by a beech hedge and existing boundary wall. The works will be completed with suitable materials. This application will not cause any detrimental impact to the area. (LL)</p> <p>I concur with all that Councillor Ladner has stated. Crucially, in terms of the Listed Building facet of this development, the porch appears to be in keeping with the local vernacular, while the location (behind a beech hedge and a significant way from the house, which has the listed building status) and the choice of material for its construction, means that the proposed two storey garage is unlikely to have detrimental effect on either the residence or its surroundings. No objection (IB).</p> <p>I have reviewed the documentation and I have visited the site. I concur with Councillors Ladner and Berry that the choice of material as well as design and guidance from Wiltshire Council seem to suggest that the development is thoughtful and sympathetic small development that will not cause any detrimental impact to the area. BJD.</p>
<p>PL/2022/03254 164B Bradford Road, BA15 2HW Single storey front porch extension to replace existing open sided porch, single storey side kitchen extension to replace existing utility room and conservatory and single storey garage extension to replace existing garage and car port. Proposed dormer extensions to front roof slope.</p>	<p>26/05/22</p>	<p>Recommended: Either to comment or to object. The proposed development seeks to modernise a 'tired' building and turn it into well laid out and efficient home. The only aspect of concern with this development relates to the level of fenestration in the south elevation. The property is located on the north side of Bradford Road in an elevated position and some owners of properties lower down the hill may be concerned about being overlooked from the south elevation of 164B. To the developers credit they have considered this and appear to have consulted those neighbouring properties that may be effected by the development. In terms of structure and materials used, I recommend the</p>

		<p>Council does not object but request that the developer considers seriously modifying their design as a result of objections on the grounds.</p> <p>Whilst the proposed work is to develop the property into a more modern family home, it seems an over-extension to the east elevation onto the border between two properties as well as the troublesome fenestration on the south elevation which could cause some concern to those neighbours further down the hill. Regarding the east elevation – this is a sizable block that will cause neighbours to have greater shade along the area where they park their car and cause some visual blocking of the area. It seems an unnecessary over-extension on the east side closest to their neighbour that could be altered to be less intrusive. I believe that the PC should object to this and the southern elevation aspect of the build. BJD</p>
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Treeworks – None