

Date of Meeting	1 st September
Application Number	16/06259/FUL
Site Address	The Coach House 63A Castle Road Salisbury Wiltshire SP1 3RN
Proposal	Rear Single Storey Double Height Extension.
Applicant	Mrs Julie Waters
Town/Parish Council	ST FRANCIS AND STRATFORD
Electoral Division	SALISBURY CITY – (Councillor Mary Douglas)
Grid Ref	434319 131093
Type of application	Full Planning
Case Officer	Laura Baker

Reason for the application being considered by Committee

The application has been called in to committee by Councillor Douglas if the application is recommended for approval.

1. Purpose of Report

To consider the above application and the recommendation of the Head of Development Management that planning permission should be APPROVED.

2. Report Summary

The main issues which are considered to be material in the determination of this application are listed below:

- Principle of development
- Design, Scale and Siting
- Impact on neighbour amenity

3. Site Description

The application site is located within a predominantly residential street scene on one of the main road arteries serving the City. The existing property constitutes a small one bed dwelling of single storey form with an integral single garage space at ground floor level and

internal stairs to accommodation at first floor level within the void of the pitched roof. The property shares its access with the Flats at Brookes Court to the south.

4. Planning History

The history below is considered to be relevant to the application.

S/2009/1409	Demolition of single garage and erection of dwelling	Approved – December 2009
14/08157/FUL	2 storey extension vertical extension on existing 1.5 storey footprint	Withdrawn
15/08673/FUL	Increase eaves/ridge height by approx 1.1m to facilitate additional head height at first floor level.	Approved - December 2015

5. The Proposal

The application seeks planning permission for a rear single storey extension that will form a living room on the ground floor. The extension is proposed to measure 3.85m from the rear wall and be 5.8m in width. The extension will measure 5.45m to the ridge of the roof and 1.9m to the eaves.

6. Local Planning Policy

National Planning Policy Framework (NPPF):

- Section 7 - Requiring good design

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring high quality design and place shaping

7. Summary of consultation responses

City Council - No comments received

8. Publicity

The application was advertised by press / site notice and neighbour consultation letters.

3 letters of objection have been received (3 from one household) citing the following material planning considerations:

- Overdevelopment of the site
- Loss of amenity to neighbours
- Not in keeping with character of the area
- Tree Preservation Order replacement

9. Planning Considerations

9.1 Principle of Development

Core Policy 57 states “a high standard of design is required in all new developments, including extensions... Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality”.

The “Creating Places” Supplementary Planning Guidance gives further direction of household extensions –

- Avoid large extensions which overwhelm the original dwelling
- In all circumstances the key principle is that it will still be obvious what part of the building was original, with later extensions being clearly subordinate
- New roof pitches should match those of the existing dwelling but should be of a narrower span achieved by the use of setbacks and a dropped ridge

9.2 Design Scale and Siting

The property shares its access with the flats at 63 Castle Street and was built in land historically associated with the adjacent building. It was formally the location of a garage which was demolished to be replaced by the dwelling.

The existing dwelling is unusual in its scale and general appearance due to its modest footprint but appears in the street scene as a garage outbuilding ancillary to the flats at 63 Castle Road, and thereby fits in with the character and appearance of the area. The building is largely screened by existing boundary treatments when viewed from the street and wider domain.

The extension is proposed to be at the rear of the site and will not be visible from the wider public domain. The materials are proposed to match the existing and will be sympathetic to the existing building. The roof has been designed so that it sits comfortably on the building and matches the current design.

It is not considered that the proposal would result in overdevelopment of the site, there is sufficient garden that will remain. The extensions will not result in any significant increase in floor space to the building and will allow for a ground floor living area. The property has a private rear garden from the flats and is its own independent unit.

It is considered that the development is acceptable in terms of its overall design, scale and siting in relation to the plot and its boundaries with no significant harm resulting on visual amenity.

9.3 Impact on Neighbour Amenity

There has been third party concern regarding the impact of the development that primarily focuses on the overdevelopment of the site and impact on the area which have been dealt with in the previous section of the report and a TPO that no longer exists on the site.

The proposed works will be visible from the flats to the south, however the extension is set further to the east than the flats and as such there will be no views from the extension into the flats. As such the flats privacy will not be affected.

The neighbour to the north, 65 Castle Road, has the potential to be affected by the development. This property has 4 windows that look onto the garden of the application site (2 at first floor and 2 at ground floor level). It is not considered that the development would have any significant impact on the first floor windows and it will not result in the loss of any light into the first floor. With regards to the ground floor windows, they are currently largely screened by a fence. The addition of the extension would not result in any impact in terms of loss of light or privacy into the ground floor windows. Although the extension is tall for a single storey, the design is to create a living room with a high ceiling allowing in natural light. There will be no mezzanine that would result in any overlooking.

The development is not considered to significantly impact upon the neighbour amenity of the flats or neighbouring properties.

10. Conclusion

By virtue of the design, scale, size and materials of the proposed development, the proposal is considered to be acceptable, with no significant impact to neighbouring or visual amenity. It is therefore considered to be in accordance with government guidance contained within the NPPF and Core Policy 57 of the adopted Wiltshire Core Strategy.

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 and documents:

Application Form
Drawing No. 01
Drawing No. 02

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

- 3) The brick and roof tile 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.

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

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no mezzanine or other form of internal floor to create a first floor level shall be constructed in the development hereby permitted.

REASON: In the interests of residential amenity and privacy.