

REPORT TO THE SOUTHERN AREA PLANNING COMMITTEE

Date of Meeting	10/11/2011	
Application Number	S/2011/1280 Full	
Site Address	Court Hay, Lower Road, Charlton All Saints, Salisbury, SP5 4HQ	
Proposal	Proposed 2 storey side extension	
Applicant/Agent:	Mr S Mankin	
Parish:	Downton	
Grid Reference:	Easting: 417677 Northings: 123932	
Type of Application:	Other	
Conservation Area:	Cons Area N	LB Grade: NA
Case Officer:	Case Officer: Mrs J Wallace	Contact Number: 01722 434687

Reason for the application being considered by Committee

Councillor Johnson has requested that the application be determined by Committee due to the

- Design, bulk, height, general appearance

1. Purpose of report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

2. Report summary

The main issues in the consideration of this application are as follows

1. Principle of development
2. Scale and design
3. Impact upon street scene
4. Impact upon amenities of neighbours

The application has generated objections from Downton parish council; no indications of support and 1 letter of objection from the public.

3. Site Description

The dwelling is located within an established residential area of dwellings of mixed ages and styles, with a variety of hedges, walls and fences bounding the street.

4. Relevant Planning History

None

5. Proposal

It is proposed to erect on the northern side of the dwelling a two storey side extension.

6. Planning Policy

The following saved policies of the Salisbury District Local Plan are considered relevant to this proposal:-

G1 and G2	General policies
H16	Housing Policy Boundary
D3	Design policies
C6	Special Landscape Area

South Wiltshire Core Strategy Appendix C: saved policies of Salisbury District Local Plan G1, G2, H16, D3 and C6.

SPG Creating Places

PPS3 Housing

7. Consultations

Parish Council

Object

Extension will have detrimental impact on the existing property in terms of design and size.

Aboricultural Officer

No objections. The pollarded beech tree is not worthy of protecting by a TPO.

Wiltshire Fire and Rescue Services

Comments relating to need for satisfactory access for fire engines, adequate water supplies and appropriate fire safety measures as well as the encouragement for the provision of domestic sprinklers.

8. Publicity

The application was advertised by site notice, and neighbour consultation.

1 letter of objection raising the following issues:-

- Extension is too close to boundary, rear first floor windows will intrude on privacy and rear patio door will create noise disturbance
- Extension is too large, spoils existing building contours
- Existing beech tree provides privacy at front of dwelling

9. Planning Considerations

9.1 Policy Considerations

The site is within the Charlton All Saints Housing Policy Boundary. In this location, extensions/alterations to a dwelling are acceptable if they are sympathetic in scale and character to the existing building and surroundings are in accordance with the criteria of all the saved policies of the Salisbury District Local Plan.

On the 14th October 2011, the Council's South Wiltshire Core Strategy was found "sound" by the Inspectorate. As a result, from that date, the draft policies within that document now carry significant weight in the determination of planning applications. The policies referred to in this report, have been included in Appendix C of the South Wiltshire Core Strategy.

9.2 Scale and design

The proposal is to extend the existing dwelling by the creation on the northern side of the dwelling a two storey side extension incorporating a kitchen, utility and study on the ground floor with two bedrooms and an en-suite above. The alterations and extensions will be integrated into the existing dwelling, though in contrast to the existing external treatment of brick and render, the extension's walls will be built entirely of brick.

The proposed works will result in the dwelling extending across almost the whole width of the plot, and on the northern side, the side elevations will be approximately 1.8 metres from the boundary with River Meade. The extension at 6.5 metres wide will be approximately as wide as the existing dwelling and it will also extend the dwelling approximately a metre deeper into the site. Overall, the extension would have almost as large a footprint as the existing dwelling. However, the extension has been designed with a double hipped roof, to reduce its height. On balance whilst the extension is large, it is not considered to be so inappropriate in size, design or materials as to be unsuitable in this location.

9.3 Impact on street scene

The proposal will result in this dwelling becoming a much more substantial structure; however, there are a variety of dwellings in this street, of differing sizes, ages and designs. The dwellings which face the street are largely screened from public view by the varied and substantial frontages of hedges, walls and fences.

In this case, the existing dwelling is partially screened by hedges and the pollarded beech, which though it will be located very close to the proposed extension, the applicant intends to trim back and retain. The Council's Arboricultural officer considers that the beech tree, although a pleasant tree, has little impact on the wider locality and is not worthy of protecting with a TPO.

The more substantial dwelling created by adding this large extension, will not be significantly more prominent in the street scene mainly because the building is set back approximately 15 metres from the road behind the existing hedges and in the public views, it is not considered that the increase in the bulk and mass of the dwelling will appear excessive. In this context it is considered that this extension to the side of the dwelling would not result in demonstrable harm to the street scene or the overall appearance of the locality.

9.4 Impact upon amenities of neighbours

The extension at 6.5 metres wide will be approximately as wide as the existing dwelling and as it will also extend the dwelling approximately a metre deeper into the site, a facade of approximately 10 metres will result alongside the boundary with River Meade. However, in terms of overshadowing it is considered the despite the increase in the size of the dwelling, there is approximately 4 metres separation distance between the dwellings. Also the use of a double hipped roof reduces the bulk and mass of the extension.

In terms of overlooking, though the extensions and alterations are of a significant size, they would not introduce any additional windows on the first floor side elevation and so in combination with the boundary fence, the situation on the side elevation of River Meade would not be materially different. However, the introduction of a large six-lights window on the rear elevation was considered to introduce an element of overlooking of the rear private area of River Meade, greater than the current situation. Amended plans have now been received which reduce the size of the window, to three-lights, and whilst still large, it is considered that as it is in an urban area, there is usually some degree of oblique overlooking of gardens that the development would not result in as significant harm to the amenities of the neighbours as to warrant refusal on these grounds alone. Additionally as the first floor window on the rear elevation has been reduced to three-lights, it is not considered that the extended dwelling would have such a significant effect on the amenities of the neighbours.

10 Conclusion

Overall, it is concluded; that whilst large, the scale and design of the proposal would not result in demonstrable harm to the street scene or the overall appearance of the locality. Additionally as the first floor window in the rear elevation has been reduced to three-lights, it is not considered that the extended dwelling would have such a significant effect on the amenities of the neighbour as to be considered un-neighbourly. Therefore on balance the proposal is acceptable.

11. Recommendation:

Planning Permission be GRANTED for the following reason:

The proposed development accords with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), D3 (Design criteria), and H16 (Housing Policy Boundary) of the saved policies of the adopted Salisbury District Local Plan (June 2003), insofar as the proposed development is considered compatible in terms of the scale, design, and materials and would not adversely affect the amenity of the neighbours or the character or the surrounding area and also in accordance with the saved policies, G2, D3 and H16 listed in the Appendix C of the draft South Wiltshire Core Strategy.

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 section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2 This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without prior approval from this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Drawing ref.no. 11069/1 received on 5 October 2011
Drawing ref.no. 11069/2 received on 5 October 2011
Drawing ref.no. 11069/3 received on 5 October 2011
Drawing ref.no. 11069/4 received on 26 August 2011
Drawing ref. Location Plan received on 26 August 2011
Drawing ref. Block Plan received on 26 August 2011

REASON: For the avoidance of doubt.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amended) (No.2) (England) Order 2008 (or any Order recoking or re-enacting or amending that Order with or without modification)), no windows, shall be inserted into the northern elevation, above the ground floor ceiling level of the development hereby permitted.

REASON: In the interests of residential amenity and privacy
POLICY: G2 General criteria.