

REPORT TO THE SOUTHERN AREA COMMITTEE

Date of Meeting:	25 October 2012	
Application Number:	S/2012/1112/FULL	
Site Address:	19 Southbourne Way Porton Wiltshire SP4 0NN	
Proposal:	Retrospective application for the raising of the roof ridge by 750mm and the construction of three dormer windows in rear roof slope and one roof light in front roof slope.	
Applicant / Agent:	Mr Steve Mankin	
City/Town/Parish Council	Idmiston Parish Council	
Grid Reference:	Easting: 418765 Northing: 136887	
Type of Application:	FULL	
Conservation Area:	No	
Case Officer:	Steven Banks	Contact Number: 01722 434704

Reason for the application to be considered at this Committee meeting:

The Division Member has requested that the application be considered by the Planning Committee.

1. The purpose of the report

To consider the application and the recommendation of the Area Development Manager that planning permission be **granted** subject to conditions.

2. Report summary

Appeal APP/Y3940/D/11/2155123 against the refusal of planning application S/2011/0527/FULL was allowed and granted planning permission for the raising of the roof ridge of the dwelling by 600mm and the construction of three rear dormer windows. The current application is for the raising of the roof ridge of the dwelling by 750mm and the construction of three rear dormer windows. The proposal also incorporates a roof light in the front roof slope.

The appeal decision forms a material consideration in the determination of this planning application and represents the fall back position should the proposal be refused. The objective of this report is to consider the impact of the increase in the ridge height of the dwelling (by a further 150mm above the 600mm increase approved under planning permission S/2011/0527/FULL) on the residential amenities of the occupiers of the nearest dwellings and the character and appearance of the dwelling and area surrounding the site.

In summary, it is considered that the increase of the ridge height by 150mm above that approved under planning permission S/2011/0527/FULL is insignificant within its context, and does not harm the residential amenity of the occupiers of nearby properties, the character and appearance of the dwelling and the character and appearance of the area surrounding the proposal site.

The application has generated objections from Idmiston Parish Council and nine local residents. The application has generated support from three local residents.

3. Site Description

This application relates to a detached buff brick and reconstituted stone dwelling, under a brown concrete tile roof, which is located on the eastern side of Southbourne Way in Porton. The proposal site forms part of a residential area, and is within the Porton Housing Policy Boundary and Special Landscape Area.

4. Relevant Planning History

Application Number	Proposal	Decision
S/2009/1885/FULL	Planning permission was sought for the raising of the dwellings roof and walls and the construction of a rear dormer window, rear conservatory and open front porch.	The application for planning permission was refused on 4 February 2010. The decision was appealed and dismissed on 16 June 2010.
S/2011/0527/FULL	Planning permission was sought to raise the roof of the dwelling and to construct three rear dormer windows.	The application for planning permission was refused on 31 May 2011. The decision was appealed and allowed on 10 August 2011.

5. Proposal

Retrospective planning permission is sought to raise the roof ridge of the dwelling by 750mm and to construct three rear dormer windows. A rooflight is also proposed in the front roof slope.

6. Planning Policy

Salisbury District Local Plan policies (which are 'saved' policies of the adopted South Wiltshire Core Strategy):

- G2: General criteria for development
- D3: Extensions
- H16: Housing Policy Boundaries
- C6: Special Landscape Area

7. Consultations

Idmiston Parish Council: The Parish Council objects to this application for reasons similar to those relating to the previous application. The PC remains of the opinion that raising the roof by 750mm will adversely affect the character of the street and will result in a loss of privacy/amenity for a number of adjacent properties.

Raising the roof to the extent that has taken place has resulted in a building of incongruous appearance in a street of single storey bungalows particularly now that the cascade of rooflines which is an important component in the character of the area has been disrupted.

We reiterate that Southbourne Way was designed and built as a development of single storey dwellings which, by virtue of the variation in building lines and modest size of plots, cannot accommodate the insertion of another storey, particularly of the dimensions now proposed without a degree of overlooking taking place.

8. Publicity

The proposal was publicised by way of site notice and neighbour notification. Letters of objection have been received from nine local residents. Letters of support have been received from three local residents.

In summary the letters of support state that:

- the works which have been carried out are moderate and no more excessive than other extensions and roof modifications made in the street;
- the resultant dwelling does not look out of place with neighbouring properties;
- the roof ridges of the properties in the street vary in height due to the slope of the land and the roof ridge of the proposal would not look out of place with the neighbouring properties;
- the modifications to dwellings in the street enhance the street's character;
- the proposal does not adversely affect the character of the street;
- the proposal does not affect the privacy of number 21 Southbourne Way;
- the proposal improves the character of the property;
- the property's energy efficiency will be improved and its carbon footprint reduced; and
- the area of useable space within the property has been increased without detracting from the original design concepts.

In summary the letters of objection state:

- the new roof is very obtrusive and overshadows its neighbours;
- the new roof interrupts the cascade of rooflines along the street;
- the insertion of a roof light on the front elevation would be an anomaly for the street;
- the roof light sets a precedent;
- the new roof dominates the bungalow; and
- the three dormer windows spoil the character of the area.

It should be noted that references have been made in some of the letters to the ridge of the roof being raised by 900mm as opposed to the 750mm which is stated in the application form. A member of Wiltshire Council's Planning Enforcement Team has visited the site, measured the increase in the height of the dwellings roof ridge, and confirmed that the roof ridge of the dwelling has been raised by 750mm.

9. Planning Considerations

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

1. Principle of development
2. Amenities of adjoining and nearby residents

3. Character and appearance of the area

9.1 Principle of development

Saved policy H16 of the Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy) permits small scale development and redevelopment within Housing Policy Boundaries. The proposal falls within the Porton Housing Policy Boundary. The proposal is, therefore, in accordance with saved policy H16.

9.2 Amenities of adjoining and nearby property

The current application is for the raising of the roof ridge of the dwelling by 750mm and the construction of three rear dormer windows. The proposal also incorporates a roof light in the front roof slope.

The earlier allowed appeal was for the raising of the roof ridge of the dwelling by 600mm and the construction of three rear dormer windows. The dormer windows now proposed are very similar in size and siting to those previously allowed.

The Inspector in allowing the appeal stated that No 19 sits forward of its neighbours, and overlooking of adjoining rear gardens would be substantially limited by the garage to No 17 and the side wall and roof of No 21. It was further stated that any views towards the adjoining bungalows themselves would be at a very sharp angle and would also therefore be restricted. It was concluded that the privacy of the neighbouring properties would not be unduly harmed.

It is considered that the relationship between the currently proposed dormer windows and the neighbouring properties remains very similar to that in the earlier allowed application, and consequently no harm would be caused to residential amenity as already concluded by the inspector.

The Inspector also considered that the proposed new roofline and dormers would not be intrusive on the outlook from neighbouring properties and would have little impact on light. Again, the increase in the roof ridge height by a further 150mm (from 600mm to 750mm) is considered slight within this context, and consequently would not be intrusive or impact on light.

9.3 Character and appearance of the area

The appeal inspector considered that the proposal would only raise the roof slightly, so that the cascade of rooflines along the street would not be interrupted. He further considered that the proposal would have a minimal effect on the size of the side gable walls of the building and that the rear dormer windows would be partially screened by the main roof and would be an unremarkable feature. It was also considered by the Inspector that the proposal would add to the variety of the street scene without causing the bungalow to stand out significantly from its neighbours. It was concluded by the inspector that, the proposal would preserve the character and appearance of the locality, including the local landscape, and therefore accorded with the Salisbury District Local Plan Policies D3, G2 and C6, which aim to ensure that development respects existing architectural character, avoids harm to the landscape and, in particular, that extensions are both compatible with the property and carefully integrated with other properties

The proposal is to raise the roof ridge by a further 150mm to 750mm above original. This change to the 600mm increase allowed at appeal is considered to be slight, and so does not change the conclusions already drawn by the inspector. In particular, it is considered that the appearance of roof lines in the street scene would not be harmed, and the character and appearance of the area would be maintained.

9.4 Other matters

In determining the appeal the Inspector stated that a precedent would not be set by the approved development. Specifically he noted that the wider area is characterised in part by a wealth of bungalows, and that no. 19 would remain essentially a bungalow, with most of its accommodation at ground floor level and its roof starting just above its ground floor windows; and any future proposals should be decided on their own merits, in light of prevailing policies. These circumstances remain relevant to the current application.

11. Recommendation

Planning Permission be GRANTED for the following reason:

The increase in the ridge height of the dwelling, by 150mm above the 600mm increase approved under planning permission S/2011/0527/FULL, is considered to have no significant impact on the residential amenities of the occupiers of nearby properties, the character and appearance of the dwelling and the character and appearance of the area surrounding the proposal site. The proposal is therefore considered to be in accordance with the aims and objectives of the saved policies G2, D3, C6 and H16 of The Salisbury District Local Plan (which are 'saved' policies of the adopted South Wiltshire Core Strategy).

And subject to the following conditions:

This approval relates only to the following drawings:

Proposed elevations: Drawing number: 11027/2 A Date received by Wiltshire Council: 03/08/2012

Proposed cross section, proposed roof plan and proposed floor plans: Drawing number: 11027/1 Date received by Wiltshire Council: 03/08/2012

Reason: For the avoidance of doubt.