

REPORT TO THE SOUTHERN AREA PLANNING COMMITTEE

Date of Meeting:	24 th January 2012		
Application Number:	S/2012/1604/FULL		
Site Address:	88 Firs Road, Firsdown, Salisbury, SP5 1SW		
Proposal:	Erection of single store side and rear extension including replacement pitched roof with loft conversion and side extension to garage and replacement pitched roof.		
Applicant / Agent:	Mr Nathaniel Bravery		
City/Town/Parish Council	Firsdown		
Electoral Division	Winterslow	Unitary Member	Cllr Christopher Devine
Grid Reference:	420821 133494		
Type of Application:	Other		
Conservation Area:	Con Area: N/A	LB Grade: NA	
Case Officer:	Matthew Legge	Contact Number: 01722 434398	

Reason for the application being considered by Committee

Cllr Devine has called in the application in view of public/Parish Council concern, and in view of the scale of the development, its visual impact, its relationship to adjoining properties and the design.

1. Purpose of report

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

2. Report summary

The main issues to consider are:

- Design, scale and siting;
- Neighbour amenities.

The application has generated objections from the Parish Council and 3 neighbours (2 from the same address). One neighbour letter making observations has also been received.

3. Site Description

The application dwelling is a bungalow that is located within a housing policy boundary area.

4. Relevant Planning History

S/2012/0994	2 storey rear and side extension to existing bungalow and extension to existing garage	Withdrawn
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5. Proposal

Erection of single store side and rear extension including replacement pitched roof with loft conversion, and side extension to detached garage and replacement pitched roof.

The rear extension would add an additional 2.7m maximum to the rear of the property, and the side extension 2.4m to the side (leaving a 2.4m gap to the side boundary). The new roof would increase the overall height of the building by approximately 1.9m (from 5.5m to 7.4m at the ridge). The existing hipped ends to the roof would be replaced with gable ends. Windows would be inserted in the gable ends (facing towards the front and rear), and rooflights in the side facing roof slopes.

The existing detached garage would increase in width by 2.7m, with its roof height increasing by 1.3m (from 3.8m to 5.1m).

6. Planning Policy

Adopted policies; G2, D3, H16 as saved within Appendix C of the adopted South Wiltshire Core Strategy.

7. Consultations

Parish Council

Object:

- *The design does not have regard for the character of the area and unduly affects the street scene. The majority of properties in Firsdawn are bungalows or chalet-bungalows with dormer windows. Practically all extensions approved to date have followed suit.*
- *The extension does not reflect the design of the original building. In particular, the large roof area and overabundance of 13 roof lights gives the appearance of commercial premises rather than a dwelling.*
- *Owing to its bulk, the proposed extension is likely to significantly disrupt neighbours' enjoyment of their own homes and gardens.*
- *The existing bungalow is forward of the building line of Nos. 84, 86, 90 and 92 Firs Road. As a result, any two-storey extension is bound to overbear on the neighbouring properties.*
- *The roof would be approximately two metres higher than at present and would be extended forwards and backwards. This means that both neighbours would suffer loss of daylight and sunlight, due to the extent of overshadowing.*
- *The widthways spacing to No. 86 would be reduced by half. While this may be acceptable in a town, it should be avoided in a rural environment.*
- *The many roof lights are sufficiently close to neighbours' houses and gardens to lead to a loss of privacy, despite being 1.7 metres above floor level.*
- *A similar design was approved recently at 80 Firs Road but has only two bedrooms with small en-suite showers on the first floor. By contrast, the extension under discussion adds three bedrooms, a playroom and a bathroom on the first floor, all of generous proportions.*
- *The plans presented to Firsdawn Parish Council on 3 October included an air-source heat pump close to a neighbour's living room. We note that this is not present in the plans submitted to Development Management, but confirm we would object on the grounds of noise nuisance if it was re-introduced.*
- *We feel that the proposed extension is counter to Policy D3, as it is not compatible in terms of the scale, design and character of the existing property. It also breaches*

Policy G2, in that it does not avoid unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings.

WF&RS

General comments

8. Publicity

1 letter of observation has been received:

- "We have concerns for the privacy of our property and the impact this application will cause to our lifestyle if the extension of plot 88 is allowed as per the submitted plans."
- "We currently benefit from a rear garden, upstairs bedroom and conservatory area which are completely private and not overlooked by any of our neighbouring properties, if the application is approved as per the submitted plans then we will be constantly overlooked and feel this will impact on our lifestyle."

3 letters of objection has been received: (2 from the same addressee)

- "No.88 is well forward of nos. 86 & 90 either side, and the proposed increase in height would appear to have an undesirable impact because of this positioning. The preponderance of windows in one side of the proposed enlarged roof would appear to give a similar undesirable impact."
- "Notwithstanding the plethora of different styles, elevations and relative footprints in the road, this proposal appears to be too large relative to its immediate neighbours, therefore also detrimental to the area."
- "Although there is some variation in other parts of the road, the property in question is well forward of the two above and two below it. At present this is not a particular problem, as it has only a single storey."
- "This is a very ambitious plan to convert a two-bedroomed bungalow into a fourteen-roomed, two-storey house. The development therefore exceeds the scale of the original building by a very wide margin."
- "The roof ridge of the proposed house would be approximately 7.4m above ground, adding around a third again in height. As this would be forward of neighbouring properties, their curtilages would become overwhelmed by its presence."
- "When added to the height increase, the widthways extension on a limited plot would result in a sense of enclosure of the adjoining property."
- "The proposed extension does not reflect the form and architectural style of the original building. Rather than being subordinate to the original house, it almost amounts to a rebuild"
- "As envisaged, the extension would be in conflict with the existing street scene and has the potential to harm it unacceptably"

9. Planning Considerations

9.1 Design, Scale and siting

This application has been submitted following the withdrawal of application S/2012/0994. This revised application proposes to raise the ridge height of the roof by about 1.9m and to extend the footprint of the dwelling on the rear and side (eastern) together with the enlargement of an existing garage. The style of the resulting dwelling would be a chalet bungalow which is a common house type within the village of Firsdawn.

This application has received some objection from neighbouring dwellings and also from the Parish Council. The Parish Council have in summary commented: *“the Parish Council is of the belief that the present proposal is unacceptable. An extension that was only rearward of the neighbouring building line, no higher than the present roof level and of much smaller proportions might gain approval”*.

The dwellings along Firs Road vary in form and style and also in their distance from the highway and side boundaries. The proposed alterations to this dwelling would result in a development which continues to fit into this established irregular pattern without harm to visual amenity in general. There is sufficient space at the site to accommodate the alterations without causing a cramped or overcrowded appearance.

It is acknowledged that the alterations are significant (indeed, little of the original bungalow would remain). However, this in itself is not a reason to object to the proposal. Maintaining the overall form of a bungalow (albeit a chalet bungalow) on the application site is considered to be acceptable and would not result in undue harm to the street scene which is noted to support a wide range of varying styles of dwelling – indeed, the neighbouring dwelling at No.86 is considered to be of a similar massing to the proposed extended application dwelling. The objections to the style of the proposed alterations/dwelling are noted, but do not amount to a reason for refusal given the evident design variation of dwellings along Firs Road.

The proposed alterations to the dwelling would not extend forward of its original front building line. The existing garage stands forward of the building line, but again the proposed alterations to it relate only to its side and roof.

9.2 Neighbouring Amenities

The retained gap between the application dwelling and the neighbouring boundary at No.86 would be between 2.4m and 2.7m which is considered to be acceptable in order to limit harm to neighbouring amenity and also to main some distance between neighbouring dwellings as commented by the Parish Council.

The rear projecting depth of the dwelling’s extension would be about 2.4m which is considered to be acceptable with no undue impact on either neighbouring dwelling. The alterations to the roof in particular would increase the bulk of the building, and so also increase its visibility from the neighbouring properties. However, in view of the design (with the new roof sloping away from the boundaries) and the limited overall height in any event, it is not considered that the development would have an adverse overbearing impact.

There have been a number of comments in relation to the insertion of 14 roof lights within the side facing roof slopes of the extended dwelling. Through negotiations the number of roof lights has been reduced to 6. These roof lights will have a floor to sill height of 1.7m and as such views out would be obstructed to a certain extent. However, there is still a potential to cause overlooking towards and down into the neighbouring dwellings and as such it is recommended that they are obscurely glazed in the event of planning permission being granted.

The neighbouring dwelling at No.90 has raised some concern about the insertion of a rear elevation first floor bedroom window. The first floor window would be located at an approximate distance of 4.5m from the boundary with No.90 and will be limited to a two light window. Officers are aware of existing overlooking between these neighbouring dwelling which has been created by the insertion of a three light flat roofed dormer

window which is located on the side of a rear extension at No.90. There is significant existing boundary planting along this shared boundary with No.90; however a number of the large tree will be removed as part of this application. Nevertheless remaining boundary planting will help to mask rear views of this window from within the rear garden of No.90. The proposed rear two light window is considered to have a degree of impact on the side elevation of No.90 but not to any degree where a refusal could be justified.

The increase to the dimensions of the existing garage would create a double garage with upper storage areas. The garage is not being proposed to be used as habitable accommodation and the number of roof lights (4) originally proposed has been reduced by 50% as part of the negotiations over the removal of roof lights on the dwelling house. The design and massing of the garage is considered to be acceptable with no adverse impact on the character of the area or to neighbouring amenities.

10. Conclusion

The proposed development is considered on balance to be acceptable by virtue of its scale, design, siting and materials, with no significant impact to neighbouring amenities.

11. Recommendation

Planning Permission be GRANTED for the following reason:

The Council is required to give a summary of the reasons for this decision and its conditions, and a summary of the development plan policies and proposals relevant to the decision and its conditions. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the South Wiltshire Core Strategy, namely Policies G2, D3, H16.

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the social and environmental conditions of the area.

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 the Planning and Compulsory Purchase Act 2004.

(2) 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) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage hereby permitted shall not be converted to habitable accommodation.

REASON: To safeguard the amenities and character of the area and in the interest of highway safety.

POLICY- G2 (General) D3 (Design)

(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) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the roofslopes of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

POLICY- G2 (General)

(4) Before the development hereby permitted is first occupied the roof lights within the dwellings roof as shown on drawing 007D, 008D and 009C shall be glazed with obscure glass only (level 3 or equivalent) and the windows shall be permanently maintained with the minimum level 3 or equivalent obscure glazing at all times thereafter.

REASON: In the interests of residential amenity and privacy.

POLICY- G2 (General)

(5) The development shall be carried out in complete accordance with the following drawings:

DRG No. 007D (13th Dec 2012)	13/12/2012
DRG No. 008D (13th Dec 2012)	13/12/2012
DRG No. 009C (13th Dec 2012)	13/12/2012
DRG No. 010B (13th Dec 2012)	13/12/2012

REASON: For the avoidance of doubt