

Report to the Southern Area Planning Committee

Date of Meeting	17 October 2013		
Application Number	13/03027/FUL		
Site Address	18c Firs Road, Firsdwn, Salisbury, Wiltshire. SP5 1SQ		
Proposal	Proposed raising of roof and creation of rooms in the roof space with 2 dormer windows on the front elevation and 1 dormer on rear elevation		
Applicant	Mr Cornforth		
Town/Parish Council	Firsdwn		
Electoral Division	Winterslow	Unitary Member	Cllr Chris Devine
Grid Ref	421396	133373	
Type of application	Full Planning		
Case Officer	Warren Simmonds		

Reason for the application being considered by Members

Cllr Chris Devine has called the application to be considered by the Southern Area Committee on grounds of concern in respect of:

- Scale of development
- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Design – bulk, height, general appearance
- Environmental/highway impact

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 application relates to number 18c Firs Road, being a detached bungalow within the settlement of Firsdwn.

The application proposes the raising of the roof over the existing bungalow to create accommodation at first floor level and includes an increase in ridge height across the whole building, the addition of a first floor 'blind' dormer on the rear (west) roof slope and two new dormer windows within the front (east) elevation. Also proposed is an enlarged open-sided porch on the front of the building.

3. Site Description

The application relates to number 18c Firs Road, being a detached bungalow within the settlement of Firsdwn.

The property is accessed via a private track from Firs Road running between numbers 16 and 18 Firs Road and has an area of gravel hardstanding at the front and a modest garden curtilage to the south and east sides.

4. Planning History

74/530	O/L 3 bungalows with garages	A	17.09.74
84/524	O/L 2 bungalows	R	30.06.83
87/1553	O/L 2 dwellings	R	26.11.87
88/626	O/L one dwelling	R	19.5.88
89/159	Three bungalows & garages	R	16.03.89
		App Dis	0.11.89
89/2099	Two bungalows & garages & alteration to access at land at rear of 18 Firs Road	AC	04.04.90
91/1838	Construction of a 4 bed. bungalow and access at plot no. 1	AC	12.02.92
91/1839	Construction of a 4 bed. bungalow and access at plot no. 2	AC	12.02.92
02/52	Erection of a new bungalow. at 18 Firs Road.	R	04.03.02
		App Dis	04.10.02
02/2294	one dwelling	R	20.01.03
03/527	one dwelling	R	15.05.03
		App Dis	17.11.04
03/2361	Two storey extension and conservatory at rear of property	R	22.12.03
04/348	New Bungalow at rear of 18 Firs Road	R	13.04.04
04/1004	New Bungalow at 18 Firs Road	R	05.07.04
04/2264	New bungalow + access with parking	W/D	
04/2462	New bungalow with access and parking.	AC	16.12.04
08/0490	creation of new access to provide individual access to no 18	WD	30/04/08
08/1059	new separate access to serve dwelling	AC	31/07/08
13/00538/FUL	Proposed raising of roof and creation of rooms in the roof space with two dormer windows on the front elevation	REF	12.07.13

5. The Proposal

The application proposes the raising of the roof over the existing bungalow to create accommodation at first floor level and includes an increase in ridge height across the whole building, the addition of a first floor 'blind' dormer on the rear (west) roof slope, and two new dormer windows within the front (east) elevation. Also proposed is an enlarged open-sided porch on the front of the building.

6. Planning Policy

- adopted (saved) local plan policy G2 (General Criteria for Development)
- adopted (saved) local plan policy D3 (Design)
- adopted (saved) local plan policy H16 (Housing Policy)
- NPPF

7. Consultations

Wiltshire Council Highways

Require an additional plan to demonstrate that sufficient off street parking can be provided within the site

Firsdown Parish Council

Object on grounds of overdevelopment, detrimental impact on neighbours, concern over access of emergency vehicles, concern of increase in traffic noise

8. Publicity

The application was advertised by site notice and neighbour notification letters
Expiry date 30.09.13

Six third party representations were received objecting to the proposed development on grounds including excessive scale, design out of keeping, increased noise and disturbance, and undue overlooking of neighbouring properties.

9. Planning Considerations

The application relates to number 18c Firs Road, being a detached bungalow within the settlement of Firsdown.

The property is accessed via a private track from Firs Road running between numbers 16 and 18 Firs Road and has an area of gravel hard standing at the front and a modest garden curtilage to the south and east sides.

The application proposes the raising of the roof over the existing bungalow to create accommodation at first floor level and includes an increase in ridge height across the whole building, the addition of a first floor 'blind' dormer on the rear (west) roof slope, and two new dormer windows within the front (east) elevation. Also proposed is an enlarged open-sided porch on the front of the building.

The proposal involves the creation of a new (enlarged) pitched roof over the existing building, maintaining approximately the same eaves height but increasing the ridge height by approximately 1.3 metres.

Within the front (east) facing roof plane it is proposed to insert two pitched roof dormer windows and a rooflight window (each serving a first floor bedroom).

Within the rear (west) facing roof plane it is proposed to insert a 'blind' dormer addition with two flush-fitting rooflight windows within the shallow roof slope over. No other new windows or other openings are proposed above ground floor ceiling height within the rear elevation.

Within the proposed south facing gable end elevation of the building there are no new window or door openings proposed.

Within the proposed north facing gable end elevation a new casement window serving a first floor bedroom is proposed.

The proposed development would result in a two storey dwellinghouse with five bedrooms, at first floor level the development would provide four bedrooms and a bathroom. The ground floor accommodation would comprise of a lounge, kitchen, hall, WC, study, store and a further bedroom.

The rear elevation of the existing bungalow is approximately 5 metres from the boundary fence with the rear garden of number 18 Firs Road (which consists of an approx. 1.8m close boarded fence).

The proposed development, by reason of its modest increase in ridge height and lack of windows or other openings above ground floor ceiling level within the more sensitive rear elevation (taking into consideration its close proximity to the boundary with the private rear garden of number 18 Firs Road), would not represent an over-dominant form of development, and would not result in the undue overlooking the rear garden of number 18 Firs Road to the detriment of the amenity of neighbouring occupiers.

A number of neighbouring properties to the application site are two storey dwellings or single storey with accommodation at first floor level within the roof (with dormer windows and rooflight windows), in this respect the proposal to create accommodation within an enlarged roof space with dormer and rooflight windows is not considered out of keeping with the character of the surrounding area.

In these respects the proposed development is considered compatible with the scale, design and character of the existing bungalow and would integrate satisfactorily in relation to other properties and the overall landscape framework.

Subject to a Condition preventing the insertion of any additional windows or other openings within the property (other than those detailed in the submitted plans), it is considered the proposed development would not unduly disturb, interfere, conflict with or overlook adjoining dwellings or uses to the detriment of existing occupiers.

The Highways officer has requested an additional plan to show that sufficient parking provision can be achieved within the site. A plan has been requested from the applicant and will be passed to the Highways officer for further comment.

Subject to no Highway objection being raised in respect of the requested additional parking provision plan, the proposed development is considered accordant with policies D3, H16 and G2 of the Salisbury District Local Plan (constituting saved policies within the adopted South Wiltshire Core Strategy), and the aims and objectives of the NPPF.

10. Conclusion

The proposed development is considered compatible with the scale, design and character of the existing bungalow and would integrate satisfactorily in relation to other properties and the overall landscape framework.

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RECOMMENDATION

Planning Permission be GRANTED 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. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing number 13016/1 dated 09.05.13 as deposited with the local planning authority on 12.08.13, and

Drawing number 13016/2 dated 09.05.13 as deposited with the local planning authority on 12.08.13, and

Drawing number 13016/3 dated 09.05.13 as deposited with the local planning authority on 21.08.13.

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

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 windows, doors or other form of openings other than those shown on the approved plans, shall be inserted above ground floor ceiling level) of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.