

Report to the Southern Area Planning Committee

Date of Meeting	17 October 2013		
Application Number	13/01417/FUL		
Site Address	Gilston, Mount Pleasant, Stoford, Salisbury, Wiltshire, SP2 0PP		
Proposal	Raise roof to include room in roofspace and addition of 2 roof lights		
Applicant	Mrs Gibson		
Town/Parish Council	South Newton		
Electoral Division	Wilton and Lower Wylve Valley	Unitary Member	Cllr Peter Edge
Grid Ref	408495	135792	
Type of application	Full Planning		
Case Officer	Andrew Bidwell		

Reason for the application being considered by Members

The applicant is a senior officer of the council.

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 for this application are as follows:

1. Principle of development
2. The impact of the proposal upon the character and appearance of the dwelling and the character of the immediate area
3. The impact of the proposal upon the residential amenity of the occupiers of nearby properties

3. Site Description

This application relates to a detached rendered bungalow, under a traditional pitched tiled roof, which is located off Mount Pleasant in Stoford. The proposal site is positioned in the central section of the Mount Pleasant development falling within the Stoford Housing Policy Boundary. The site is also within a special landscape area and an area of archaeological significance.

4. Planning History

- S/1989/0648 Rear extension for bedroom, toilet and utility room.
Approved with conditions 12/05/89
- S/2005/1370 Remove existing roof raise pitch and create gable ends containing 2 bedrooms and a new bathroom and associated works.
Withdrawn 31/08/2005
- S/2005/1766 Partly remove existing roof raise pitch & create gable ends containing 2no bedrooms a new bathroom & associated works.
Refused 27/10/2005
- S/2005/2555 Remove existing roof raise pitch and create 2 new bedrooms and new bathroom and associated works.
Approved with conditions 03/02/2006
- S/2012/1381 Alterations to ground floor, first-floor rear extensions with rear-facing balcony, garage conversion and alterations.
Approved with conditions 26/11/2012

5. The Proposal

Planning permission is sought to raise the rear roof to include a room in the roof space and the addition of a rear facing full height window and 2 roof lights.

6. Planning Policy

Salisbury District Local Plan saved policies (which are policies contained within appendix C of the adopted South Wiltshire Core Strategy):

- G2: General criteria for development
- D3: Extensions
- H16: Housing Policy Boundaries

National Planning policy framework (NPPF)

7. Consultations

Highways: No objections

8. Publicity

Stoford Parish Council: No comments received to date

Third parties: No letters of support or objection to the application have been received by Wiltshire Council.

9. Planning Considerations

9.1 The 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 Stoford Housing Policy Boundary where the principle of development is accepted. The proposal is therefore considered to be in accordance with saved policy H16.

9.2 The impact of the proposal upon the character and appearance of the dwelling and the character of the immediate area

Saved policy D3 of the Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy) permits extensions to existing properties or the development of ancillary buildings within their curtilages subject to the works being compatible with the existing property and the proposal being carefully integrated into the street scene and the landscape framework.

It is proposed to construct the minimal elements of external walls of the proposal out of brick which would match, as closely as possible in terms of type and colour, the materials which have been used to construct the external walls of the existing dwelling.

Roof tiles which would match the tiles of the existing roof are proposed for the construction of the new roof elements of the proposal.

Likewise it is proposed to construct the new windows facing the rear garden and the roof lights out of Upvc which would match as closely as possible the existing windows in the property. The consistency in materials would result in a harmonious development where the extension would blend in satisfactorily with the existing building and area.

9.3 The impact of the proposal upon the residential amenity of the occupiers of nearby properties

Part (vi) of saved policy G2 of the Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy) states that new development will be considered against the avoidance of unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings or uses to the detriment of existing occupiers.

The proposed windows would overlook the existing rear garden area belonging to the property and as the proposal will not alter the position of the property, which is set back from the properties either side, and as the property is some 20 metres from the rear boundary with neighbours, no demonstrably harmful overlooking of neighbouring properties will result. It is therefore considered that the residential amenity of the occupiers of the nearest properties would not be adversely affected by this proposal.

However it is noted that a widow at first floor level exists in the southern side elevation of the nearest neighbour property, St Mary's. Whilst this window will be relatively close to the proposed window, any views into it from the proposed window will be oblique and limited at best. It is therefore considered that the interrelationship and position of this existing window and the proposed, is unlikely to result in any notable harm.

Due to the size of the elements of the proposal, in terms of their height, width and depth, and the sufficient separation distance between the proposal and the nearest properties it is considered that there would not be an unduly harmful increase in any overshadowing or overbearing effect which would be to the detriment of the existing occupiers of the nearest properties.

The proposal is therefore considered to be in accordance with Part (vi) of saved policy G2 of the Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy).

10. Conclusion

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, D3 and H16 of the Salisbury District Local Plan (which are 'saved' policies of the adopted South Wiltshire Core Strategy) (amongst others).

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 materials 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.

- 3 The development hereby approved shall be carried out in complete accordance with the following list of plans and specifications:

Plan ref No: 13056 / 3 : Elevations, dated 06/06/13, received 01/07/13

Plan ref No: 13056 / 1: GF Plan, dated 29/05/13, received 01/07/13

Plan ref No: 13056 / 2: FF Plan, Section Roof plan, dated 29/05/13, received 01/07/13

Plan: Site Location and Block plan, received 01/07/13

REASON: For the avoidance of doubt