

**REPORT TO THE AREA PLANNING COMMITTEE****Report No.**

<b>Date of Meeting</b>	06 November 2014
<b>Application Number</b>	14/07911/FUL
<b>Site Address</b>	15 Ridgmount Durrington Salisbury Wiltshire SP4 8AH
<b>Proposal</b>	The construction of a 1.5 storey extension on the west elevation of the dwelling and the insertion of three dormer windows in the eastern roof slope of the dwelling.
<b>Applicant</b>	Sally Rhind-Tutt
<b>Town/Parish Council</b>	DURRINGTON
<b>Ward</b>	DURRINGTON AND LARKHILL
<b>Grid Ref</b>	415660 144703
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Steven Banks

**Reason for the application being considered by Committee**

Cllr Graham Wright has requested the consideration of the above application at a Planning Committee, if the Case Officer's recommendation is to conditionally approve the application, due to public concern and the consideration that the design of the window serving the first floor of the extension would harm the character of the surrounding area.

The Case Officer has recommended the conditional approval of the application and therefore the application is to be considered by a Planning Committee.

**1. Purpose of Report**

To recommend that the application be approved subject to conditions.

**2. Report Summary**

The main considerations which are considered to be material in the determination of this application are listed below:

- 1.The principle of development
- 2.The impact that the proposal would have on the character and appearance of the building and the surrounding area

3. The impact that the proposal would have on the amenity of the occupiers of the nearest properties

### **3. Site Description**

The proposal site lies within the Durrington Housing Policy Boundary, is within close proximity to the Durrington Conservation Area and is located on the western side of Ridgemount in Durrington. Ridgemount is characterised by detached residential properties, of which many have 1.5 stories. It should be noted that dormer windows can also be found in Ridgemount. The proposal site accommodates a detached 1.5 storey dwelling. The external walls of the dwelling have been constructed out of cream render and red brick and the external roof of the dwelling has been constructed out of red tiles. The rear of the site is enclosed by a wall and fencing and the front of the site is relatively open.

### **4. Planning History**

S/2003/0333	BRICKBUILT CAR PORT AND GARDEN WALL AND ALTERATION TO ACCESS
S/2001/0366	REPLACEMENT OF FLAT ROOFS WITH PITCHED TO INCORPORATE LOFT CONVERSION PLUS INTERNAL ALTERATIONS
S/2003/0768	RAISING ROOF TO PROVIDE NEW FIRST FLOOR ACCOMMODATION INCLUDING DORMER WINDOWS
S/2002/1099	FIRST FLOOR BEDROOM EXTENSION ON EXISTING FLAT ROOFED KITCHEN
S/2007/1129	PROPOSED BOUNDARY WALL. PROPOSED STORE/GYM
S/2005/1338	PROPOSED SINGLE STOREY SIDE EXTENSION
S/2001/2172	EXTENSION TO KITCHEN AND DEMOLITION OF REAR PORCH

### **5. The Proposal**

Planning permission is sought for the construction of a 1.5 storey extension on the west elevation of the dwelling and the insertion of three dormer windows in the eastern roof slope of the dwelling.

### **6. Planning Policy**

The following planning policies are considered to be relevant to the determination of this application.

#### **National Planning Policy Framework (NPPF) 2012:**

This Framework sets out the Government's planning policies for England. The Framework repeats that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Framework replaced the previously published Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs).

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

The following saved policies are relevant to the determination of this application and are considered to align with the principles, aims, objectives and intentions of the NPPF. The following policies are therefore considered to carry significant weight.

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

## **7. Consultations**

Durrington Town Council, - considered that the first floor window in the west elevation of the proposed extension, by reason of its appearance, would harm the character of the surrounding area and would harm views from the Conservation Area and objected to the proposal.

Conservation Officer, - considered that the proposed works would not detract from the character and appearance of the host dwelling and would not form a prominent part of any significant view from the Conservation Area.

## **8. Publicity**

This application was advertised through the use of a site notice and letters of consultation.

Two statements, expressing concerns, from occupiers of Apple Tree Cottage 34 High Street Durrington and 32 High Street Durrington have been received.

In summary the grounds of the concerns related to the considerations that the first floor window in the west elevation of the proposed extension, by reason of its design, size and positioning, would harm the character of the surrounding area, would harm views from the Conservation Area, would result in a harmful increase in the overlooking of properties and would result in light pollution.

## **9. Planning Considerations**

### **9.1 The principle of development:**

Policy H16 permits small scale development within certain Housing Policy Boundaries, including the Housing Policy Boundary of Durrington, subject to the proposed development not conflicting with the policies of the Local Plan.

Therefore, policy H16 accepts the principle of development within certain Housing Policy Boundaries subject to the development not conflicting with the policies of the Local Plan.

It is proposed to construct a 1.5 storey extension on the west elevation of the dwelling and to insert three dormer windows in the eastern roof slope of the dwelling. The proposed works are considered to constitute small scale development. The proposal falls within the Housing Policy Boundary of Durrington. Therefore, due to the location of the proposal and the type of work proposed, the principle of development is accepted subject to the proposal not conflicting with the policies of the Local Plan.

The following parts of this report assess the proposal against the relevant policies of the Local Plan.

### **9.2 The impact on the character and appearance of the building and the surrounding area**

Policy D3 permits extensions to existing properties or the development of ancillary buildings within their curtilages subject to the works being compatible with the existing property, the street scene and the landscape framework and criteria (iv) of policy G2 requires new development to respect the physical environment.

It is proposed to construct the external surfaces of the walls of the proposal out of render and brick. It is proposed to construct the external surfaces of the roofs of the proposal out of concrete tiles. It is considered that these materials would be compatible with the materials which have been used to construct the host dwelling. Due to the compatibility of the materials it is considered that the proposed materials would not detract from the overall character and appearance of the property and, in turn would not detract from the character of the surrounding area.

It is proposed to locate the extension on the rear elevation of the dwelling. In this location, the extension would not form a prominent part of the street scene. It is therefore considered that the proposed extension would not harm the appearance of the street scene. It is proposed to construct three dormer windows in the eastern roof slope of the dwelling. It should be noted that this roof slope faces the public highway. Dormer windows can be found in the roofs of dwellings in the area surrounding the proposal site. A certain precedent which accepts the construction of dormer windows in the area surrounding the proposal site has therefore been set. It is consequently considered that the construction of the proposed dormer windows in the eastern roof slope of the host dwelling would not detract from the appearance of the street scene through the introduction of an alien feature.

In terms of height, width and depth the proposed extension and dormer windows would be subservient to the principle building. This subordinate design would not harm the appearance of the property.

It is considered that the design of the proposed extension and dormer windows follows established principles of development which characterise the area surrounding the proposal site. It is consequently considered that the design of the proposed extension and dormer windows would not detract from the overall character and appearance of the property and, in turn, would not undermine the character of the area.

Consequently, it is considered that the proposed extension and dormer windows, by virtue of their design, size, positioning and materials, would be compatible with the host building and, in turn, would not harm local character and identity. The proposal is therefore considered to be in accordance with policies G2 and D3.

### **9.3 The impact on the amenity of the occupiers of the adjacent properties**

The dwelling is located in a relatively tight knit housing area, where there is already a level of overlooking between properties and garden areas.

The proposal involves a two storey rear extension, which would have a large glazed window at first floor level. Third parties have expressed concern regards the impact of the works on privacy levels of adjacent properties.

It is acknowledged that oblique views of adjacent property, to the north and south of the proposal site would be possible from the proposed extension. The distance to "April Rise" and the proposed extension is approximately 37m, the distance between Cherry Tree Cottage (32 High Street) and the proposed extension is approximately 30m and the distance between Apple Tree Cottage (34 High Street) and the proposed extension is approximately 34m. However, associated garden areas between the properties are obviously closer to the extension and first floor window than the distances above.

Some landscape screening between these properties was evident at the time of the site visit. As a consequence, whilst there may be some inter-relationship between adjacent properties and the proposed rear extension, given the distance between properties, it is considered that the amenity of the occupiers of the properties which are nearest to the proposal would not be so significantly harmed through a significant increase in any overlooking resulting from the proposed development to warrant refusal.

Notwithstanding the impact of the extension in terms of overlooking, the proposed rear extension, by reason of its size, in terms of their height, width and depth, and the separation distance between the structures and the nearest properties, would not result in an unduly harmful increase in any overshadowing or overbearing effect which would be so significant as to warrant refusal.

The proposed dormer windows in the front roof slope facing the street scene are not considered to be an issue in planning terms.

The proposal is therefore considered to be in accordance with policy G2.

## **10. Conclusion**

The proposal may result in some additional inter-relationship between the proposed rear extension and adjacent dwellings to the west. However, given the distance between the properties, it is considered that any additional loss of privacy would not be so harmful as to warrant refusal on that basis.

The development would be compatible with the main dwelling and, in turn, would respect the character of the locality. It is also considered that the proposed structures would not cause any demonstrable harm to the amenity of the occupiers of nearby properties. The proposal is therefore considered to be in accordance with the aims and objectives of policies G2, D3 and H16.

## **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. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and the character and appearance of the area.

3. The development shall be carried out in complete accordance with the following drawings:

Drawing reference: 2014-27-3 revision: A Date drawn: 08/2014 Date received by Wiltshire Council: 20/08/2014

Drawing reference: 2014-27-4 Date drawn: 08/2014 Date received by Wiltshire Council:  
15/08/2014

Drawing reference: 2014-27-5 Date drawn: 08/2014 Date received by Wiltshire Council:  
15/08/2014

Reason: For the avoidance of doubt.