

REPORT OUTLINE FOR AREA PLANNING COMMITTEES**Report No.**

Date of Meeting	30 th March 2023
Application Number	PL/2023/01136
Site Address	61 Moberly Road, Salisbury, Wiltshire, SP1 3BX
Proposal	Construction of painted timber bike store to front of dwelling. Install window with rendered surround and painted cladding below.
Applicant	Dr N Arnold
Town/Parish Council	Salisbury City Council
Electoral Division	Salisbury St. Francis and Stratford – (Dr Mark McClelland)
Grid Ref	51.078594,-1.790394
Type of application	Householder Application
Case Officer	Sarah Hill

Reason for the application being considered by Committee

The application has been called-in by Cllr McClelland if officers are minded to refuse.

For the purposes of this application, the relevance of the withdrawn application PL/2022/07646 is also stated, and Cllr Dr Mark McClelland requests that the application should be considered by a planning committee to ensure public confidence in the outcome.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved for the reason(s) set out below.

2. Report Summary

The issues in this case are:

- Principle of development, policy and planning history;
- Design, scale and impact on the amenity of the area;
- Other matters

The application has received a total of three letters of objection from members of the public, and a response of no comment from Salisbury City Council. The details of the objections received from the members of the public are set out in Section 7 (Summary of consultation responses).

3. Site Description

The site is a detached dwellinghouse located on the east side of Moberly Road, it is set within a dense residential area within Salisbury City. The site is bordered by residential dwellings and their garden areas and parking provisions to the north, east and south, some of which

have been subject to development in the past. The topography of the area means that the dwelling occupies a heightened position within the streetscape, with a sloping driveway and stepped access up to the front of the dwelling. This forms the landscaped frontage of the dwelling.

4. Planning History

S/1988/2181 - Extension at front. Approved 25/01/1989

S/2004/0863 – Conservatory at rear of dwelling east side. Approved 01/06/2004

16/10356/FUL – Replace rear conservatory with single storey extension & conversion of garage into study, replace garage door with window and replace steps up to front door
Approved 16/12/2016

PL/2022/04908 – Single storey rear kitchen extension Approved 19/08/2022

PL/2022/07646 – Construction of timber bike store to front of dwelling, install window with rendered surround and painted cladding below Withdrawn 09/12/2022

5. The Proposal

The proposal seeks retrospective planning permission for the construction of a painted timber bike store to the front of the dwelling, installation of a new window with rendered surround and painted cladding below.

6. Local Planning Policy

National Planning Policy Framework

Section 2 Achieving Sustainable Development

Section 12 Achieving Well Designed Places

Section 15 Conserving and enhancing the natural environment

Wiltshire Core Strategy

Core Policy 1 Settlement Strategy

Core Policy 2 Delivery Strategy

Core Policy 20 Salisbury Community Area

Core Policy 51 Landscaping

Core Policy 57 Ensuring high quality design and place shaping

Core Policy 61 Transport and New Development

Wiltshire Local Transport Plan 2015-2026:

Car Parking Strategy

7. Summary of consultation responses

Salisbury City Council – No Comment

8. Publicity

The application has been advertised by way of letters to near neighbours. The publicity has generated three letters of objection in total with comments received summarised as the following:

- The proposal is Incongruous and of visual harm
- It is Inappropriate development to the front of the dwelling
- There is a Contradiction of implemented materials from the previously approved permission
- The materials proposed/used are inconsistent with the streetscape

The total of three objections to this scheme follow a previous submission of the same application (PL/2022/07646) which was withdrawn. (the same other than the proposal to paint it). All interested parties were consulted on the previous application and have been reconsulted on the most recent application (PL/2023/01136). It is noted that the withdrawn application was identical (other than the painting) to that of the current application. The previous application was withdrawn after officers advised they were minded to refuse it on the grounds of its appearance and also the positioning of the bicycle storage unit.

9. Planning Considerations

9.1 Principle of development, policy and planning history

The proposal seeks retrospective planning permission for a bicycle store positioned on the far north side of the front elevation finished in horizontal timber cladding, installation of a window to the previously converted garage (16/10356/FUL) with rendered surround and painted timber cladding. The works have already been completed with the window and treatments to the façade of the garage conversion approved under application 16/10356/FUL but have not remained consistent with the plans. With deviation from the approved materials and therefore retrospective permission was sought through application PL/2022/07646. This was subsequently withdrawn due to suggestion that the application would be refused.

The principle of development for the garage conversion has been established by planning permission 16/10356/FUL that granted permission for the garage conversion along with other works stated in section 4. This permission has been implemented but due to a change in materials, the works no longer comply with the approved plans and materials of the original consent. Permission was not sought prior to the construction of the bicycle store.

The proposal should aim to conform to the objectives of Core Policy 57 of the Wiltshire Core Strategy (WCS) which aims to achieve a high standard of design in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality.

Core Policy 57 of the WCS requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are achievable within the development itself, and the NPPF (paragraph 130f) states that planning decisions should 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.'

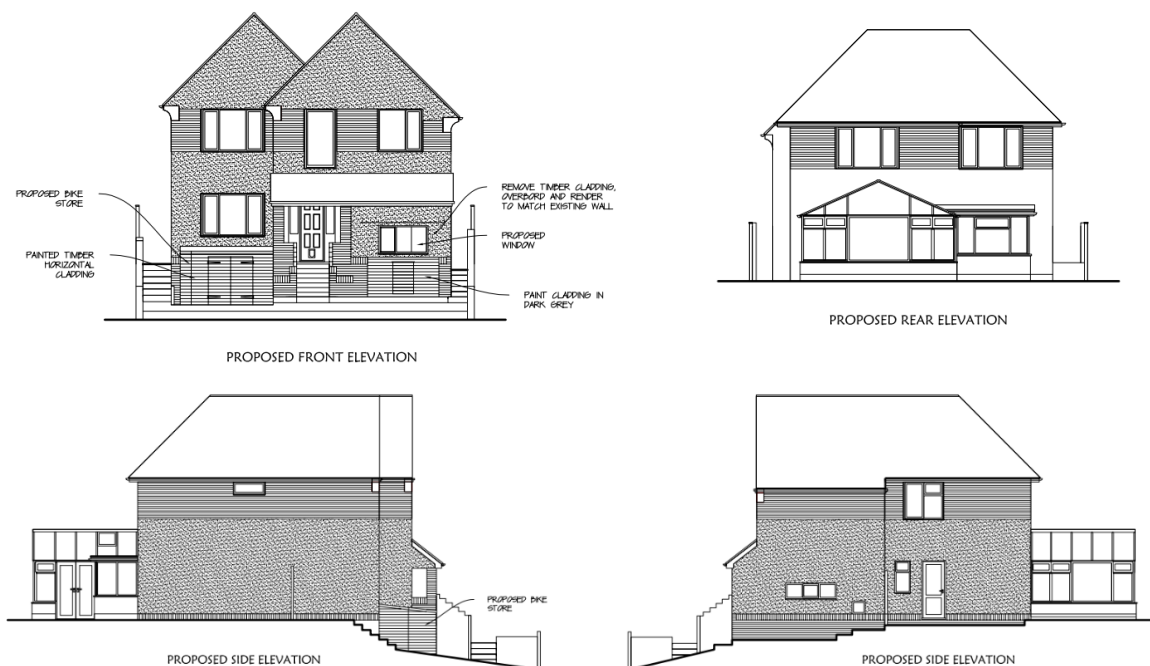
9.2 Design, scale, and impact on the amenity of the area

Planning permission 16/10356/FUL granted consent for the conversion of the existing garage into a study. The plans shown below are of the dwelling as proposed in that consent.

Elevations of the dwellinghouse approved under 16/10356/FUL:

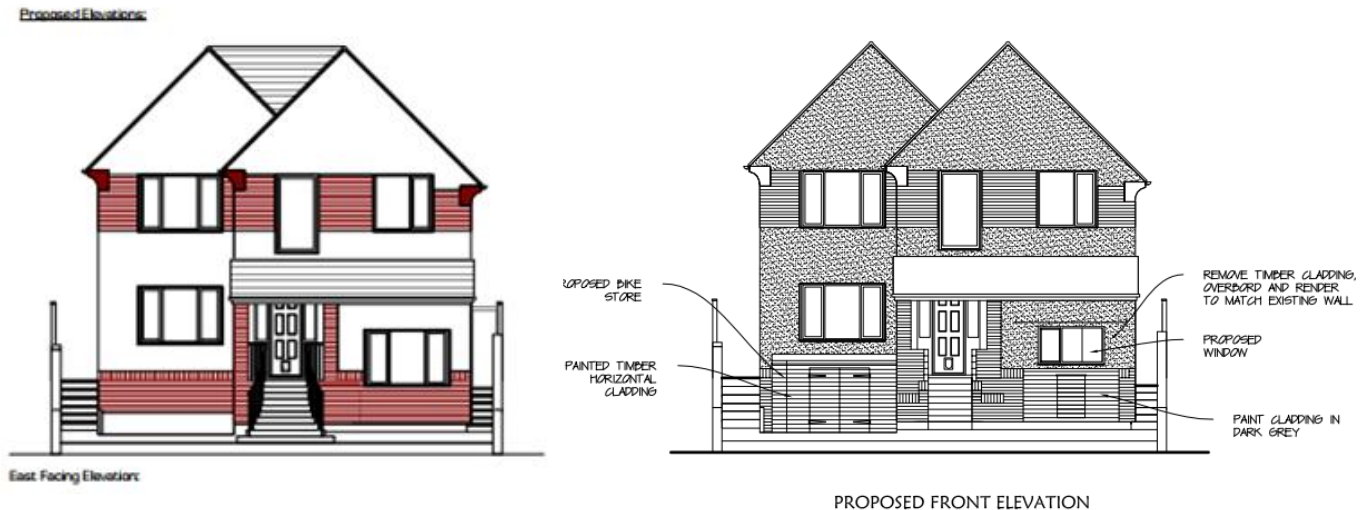


Proposed elevations under this application PL/2023/01136:



The alterations to the dwellinghouse undertaken differ from that of the approved alterations under consent 16/10356/FUL as the window on the principal elevation, where the garage door was previously sited, differs from that approved, as do the external materials. The approved plans and application form state that walls are to be finished in brick, render and tile, with the front elevation materials to match existing, and the windows are to be UPVC on the roadside

elevation to match existing. The actual materials used on the development are render surrounding the window at ground floor level, and dark grey painted cladding below the window. The bike store has also been constructed, finished in painted timber horizontal cladding. To further show the differences in the approved front elevation and implemented front elevation, the plans are shown below.



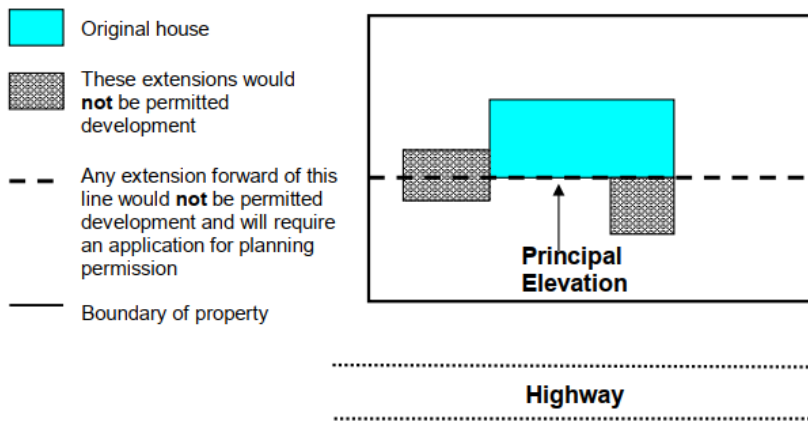
The plans proposed differ to that of the previous approval due to the below changes:

1. Underside of the window in the former garage, now store, is timber clad, proposed to be painted dark grey.
2. A smaller window, of inconsistent style and scale with the rest of the dwelling, has been implemented to the south side of the principal elevation.
3. The style of the steps up to the front door, and treatment surrounding such, is in contrast with that previously approved.
4. A timber clad bike store has been constructed which extends across the north side of the front elevation below ground floor level, across to the stepped access to the front door of the dwelling.

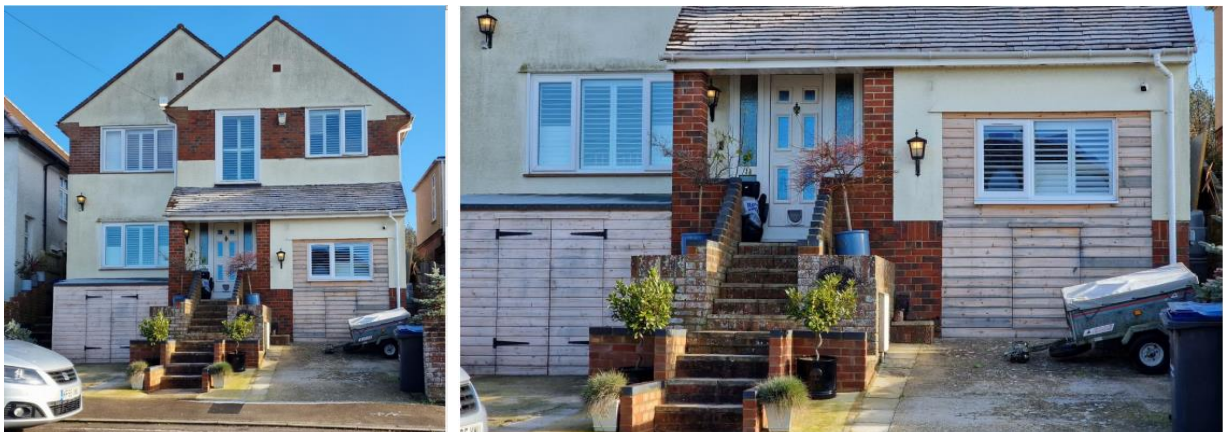
The appearance of the dwelling as approved under application 16/10356/FUL was considered suitable and complimentary in its design and use of materials, in compliance with the relevant WCS policies. The context of the area is that of residential development and the consistent use of materials across the front façade of the dwelling suitably integrating the development with the existing dwelling. The alterations undertaken that differ from the approved plans propose dark grey painted timber cladding across the underside of the window. There is no other timber cladding on the principal elevation of no.61, nor is painted cladding present in the broader streetscape. CP57 states that new development must make a positive contribution to the character of Wiltshire through: 'iii. *responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting*'. A front access hatch has also been inserted below the new window, contradictory to the approved plans.

The timber clad bicycle store, located below the ground floor window to the north side of the front elevation, has been constructed without permission. The development does not fall under Permitted Development under the General Permitted Development Order (as amended) which states that '*any development to enlarge a house that is in front of a principal elevation, or in*

front of a side elevation that front a highway will require an application for planning permission'. A diagram demonstrating this is shown below:



Retrospective permission was sought through application PL/2022/07646 following on from an enforcement case. The structure extends across the recessed façade between the stepped side access along the north elevation and the stepped access to the front door, positioned on the existing driveway. As the store has already been constructed, the visual impact can be fully assessed. The bicycle store is finished in timber cladding with a dark felt roof as previous site visit pictures show below:



The footprint of the existing dwelling is extended by around 2 metres onto the private driveway and adds another roofline to the principal elevation. The horizontal timber cladding is maintained across the front and side elevation of the store. As previously discussed in relation to the cladding on the façade of the converted garage, the design pays no regard to the original design and character of the existing dwelling, resulting in a significant contrast across the dwelling following development, and in the broader context does not integrate into the local surroundings. Prior to development, the dwelling was finished in brick, painted render and tiles which is consistent throughout the residential area and created a cohesive frontage to no.61. The bicycle store has created an additional low-level roofline, a further contrasting material, and when considered with the timber clad access hatch below the proposed window, creates the visual appearance of a below ground level storey to the dwelling.

The materials in the local area are predominantly either exposed brick or rendered finish under a pitched roof or gabled end. The original dwelling had bands of exposed brickwork across the ground and first floor with cream render in between. The proposed works have created discord across the façade, with the timber cladding across the ground floor and below ground floor level. The proposal fails to comply with CP57 as it does not draw on the local context or remain complimentary to the locality; neither does it maintain the character of the dwelling itself which prevents the dwelling from making a positive contribution to the wider setting.

Officers note the concerns received from members of the public in respect of this element of the proposal which are summarised within the consultee response section of this report. Such is the incongruous nature of the structure on the front elevation, made more visible by the dwellings prominent and raised position along the east side of Moberly Road. As such, the proposal is considered contrary to Core Policy CP57 of the WCS.

Salisbury City Council responded to this application with 'No Comment', and the local councillor stated that *'It is my personal view that the development is not detrimental to the amenity and visual appeal of the area, and is in keeping with similar development on properties in the vicinity.'* Having undertaken a site visit, the Officer is of the opinion that there are no other dwellings in this area that have shed-style structures on the principal elevation, immediately visible from the highway, or any similar development that could be considered a precedent. The development has not been implemented to a high quality, and the disjointed use of materials across the façade is considered detrimental to visual amenity.

9.6 Other matters

It is acknowledged that the previous application for the same retrospective works was withdrawn by the applicant due to probable refusal of the permission. As mentioned in the consultee comments and by Cllr McClelland, the previous application (PL/2022/07646) was reported through local and national press. This application has since been resubmitted through this permission (PL/2023/01136) and immediately called in to committee by Cllr McClelland siting that in the context and in the interests of transparency the application should be determined by a planning committee.

Concerns received regarding the media attention surrounding the previous application are not a material planning consideration. It is asserted that as per the formal consultation process, interested and affected parties are consulted and invited to provide their comments and stance on the proposed development works.

10 Conclusion and Planning Balance

The comments received during consultation from members of the public objecting to this scheme are duly noted and have been carefully considered. The planning history of the site is noted where the principle of development for the part of the works have been established and is referred to within this report.

As such for the reasons outlined within this report, officers consider the proposal for the works does not conform to the objectives of Core Policies 1, 2, 20, 51, 57 and 61 of the Wiltshire Core Strategy and the aims of the NPPF.

Taking the above into account, the application is considered contrary to the stated policies as it is considered of significant detriment to the visual amenity of the locality, does not draw on the local context, and is not completed to the high standard of design expected from new developments in Core Policy 57 of the WCS. As the application does not conform to the relevant policy as described, it is recommended that the application be refused.

11 RECOMMENDATION:

The planning application be refused for the following reasons:

1. The proposed amendments to the external material treatment of the converted garage and construction of a timber clad bicycle storage to the front of the application site by reason of the use of dark grey painted timber cladding, deviation from the previously approved plans and visual impact on the streetscape, it is considered of detriment to the character of the dwelling and broader setting. The inconsistency of materials, incongruous appearance and poor design quality is considered contrary to policy CP57 of the Wiltshire Core Strategy and guidance contained within the NPPF.