

<b>Date of Meeting</b>	17/10/2024
<b>Application Number</b>	PL/2024/05873
<b>Site Address</b>	River House, 9 Hadrians Close, Salisbury, SP2 9NN
<b>Proposal</b>	Alterations and extension at first floor level
<b>Applicant</b>	Mr M Thiruchelvam
<b>Parish/Town Council</b>	Salisbury City Council
<b>Ward</b>	Bemerton Heath
<b>Type of application</b>	Householder
<b>Case Officer</b>	Amy Houldsworth

### Reason for the application being considered by Committee

Councillor Ricky Rogers has called the application to committee for the following reasons:

- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Design – bulk, height, general appearance

#### 1. Purpose of Report

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

#### 2. Report Summary

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

- Principle of development
- Scale, design, impacts on the character and the appearance of the area
- Residential amenity/living conditions

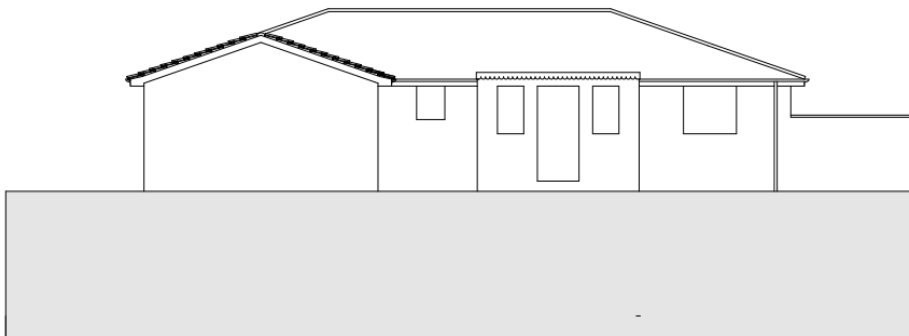
The application has received no comments from the Salisbury City Council and 9 letters of representation from third parties.

#### 3. Site Description

The application site is a detached residential dwelling located in an established residential area of the principal settlement of Salisbury as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 20 (Spatial Strategy for the Salisbury Community Area). The site is surrounded by other residential properties on three sides but backs onto the River Nadder, a tributary of the River Avon, with the vast majority of the sites amenity space being within the River Avon Special Area of Conservation (SAC) 20m buffer zone and flood zone 1.

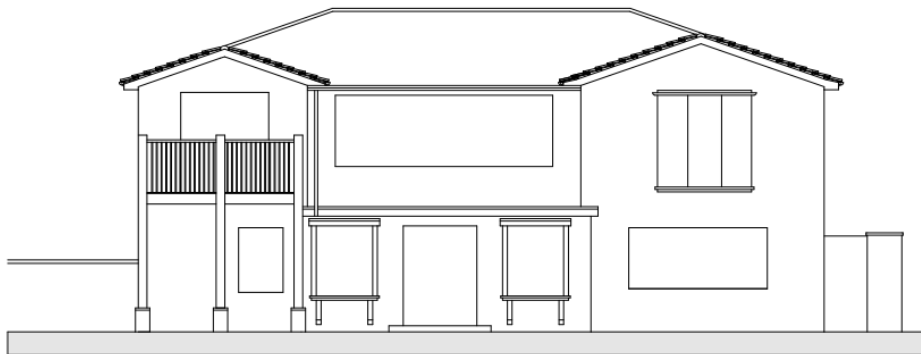


The existing property is a two storey property and due to the level of the land the structure comprises a lower ground floor and first floor. The front elevation appears as a single storey with the double storey visible from the rear.



NORTH ELEVATION

### Existing Front Elevation



SOUTH ELEVATION

### Existing Rear Elevation

#### 4. Planning History

Application Ref	Proposal	Decision
S/2004/2390	TWO SINGLE STOREY EXTENSIONS	Approved December 2004
20/09837/FUL	Proposed new swimming pool building.	Approved September 2021

#### 5. The Proposal

This is a Householder application seeking approval for a first floor extension resulting in a second floor to the property and allowing for the property to boast 6 bedrooms. The proposal has undergone some minor alterations during the process which include the reduction of bedroom numbers, the removal of a proposed Northern elevation bedroom window, which is proposed to be replaced by a West facing dormer and the removal of the originally proposed second floor Juliette balcony serving the Master bedroom to a window only.

#### 6. Planning Policy

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)  
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2021

##### **Wiltshire Core Strategy:**

CP1 - Settlement Strategy  
CP2 - Delivery Strategy  
CP20 - Spatial Strategy for the Salisbury Community Area  
CP57- Ensuring High Quality Design & Space Shaping  
CP60 – Sustainable Transport  
CP61 – Transport and New Development  
CP67 – Flooding  
CP69 - Protection of the River Avon SAC

##### **Supplementary Planning Guidance:**

Wiltshire Design Guide (Shaping the Future – My Place, Your Place, Our Place) 2024  
Wiltshire Local Transport Plan – Car Parking Strategy

#### 7. Summary of Consultation Responses

**Salisbury City Council:** No comment

**Highways:** No Objection

#### 8. Publicity

13 responses were received from third parties. The following comments were made:

- Increased height would result in overshadowing
- Southern and northern elevation windows and/or balconies would result in overlooking/loss of privacy
- Impact upon wildlife
- Increase in traffic, highway safety and general disruption
- Light pollution
- Concerns over future use due to proposed bedroom numbers

## **9. Planning Considerations**

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.

At the current time, the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); the 'saved' policies of the South Wiltshire Local Plan (SWLP) 2011.

### **9.1 Principle**

The site is located within a mixed residential area within the principal settlement of Salisbury. Core Policies 1 and 2 of the WCS set out a settlement and a delivery strategy for the city and confirm that within a Principal Settlement, the principle of development is considered acceptable.

Furthermore, the site is already in use for residential purposes and the principle of extensions or additions to be used in association with the existing residential use of the site is accepted, subject to the impact of the works on the character of the area and neighbouring amenities. These will, therefore, be addressed in more detail below.

### **9.2 Scale, Design and impact upon the character and appearance of the area**

Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts.

The development proposes an additional floor to the property to improve the internal layout and provide an additional bedroom. From visiting the site and entering the property it was apparent that the existing layout limits natural lighting and ventilation within the lower ground level bedrooms.

The proposed additional floor would be increasing the height of the property resulting in a pitched, hipped roof with a full front gable and a lower front gable serving the landing. Two further gables would be to the rear.

The position of the property is nestled away from Hadrians Close itself beyond its long private driveway sat within a corner plot and therefore the proposed works would not be visible from within the streetscene of Hadrians Close. The proposed works to River House are unlikely to be significantly visible from Lower Road to the North via a small access road and private garages. However, due to the boundary wall and dense boundary heading the works would not be prominent or visually intrusive.



*View point from access road/garage block accessed from Lower Road looking towards application site*

The existing residential curtilage is substantial and is considered large enough for the proposed extension works. The proposed design is considered appropriate for the host dwelling and as the overall character of the immediate area is a mix of housing tenure the overall design of the proposal would sit sympathetically within the locality.

Due to the design of the existing property, with its lower ground floor, the property currently appears single storey to the front. The additional floor would result in the property appearing as a standard two storey property from the front, with the full three levels only visible from the rear.

The proposed increased height of the property will inevitably result in the property being more prominent to the neighbouring properties. However, River House is sat centrally within its plot, well stepped back from the front curtilage as well as being well stepped back from any shared boundaries ensuring its presence is not overly dominant or overbearing.

The residential properties within the area are a mix of designs and sizes with the Immediate property to the East (8 Hadrians Close) appearing to be of a similar design to that being proposed, due to the levels and is an existing large property within Hadrians Close. 90-106 Lower Road which are the properties directly North of the site are all two storey residential properties.

The proposed materials are considered complimentary to the host dwelling and the wider locality and therefore, the proposed scale and design are considered to be acceptable and would not result in any visual harm upon the overall character and appearance of the area which would warrant a refusal.

### **9.3 Residential Amenity**

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight,

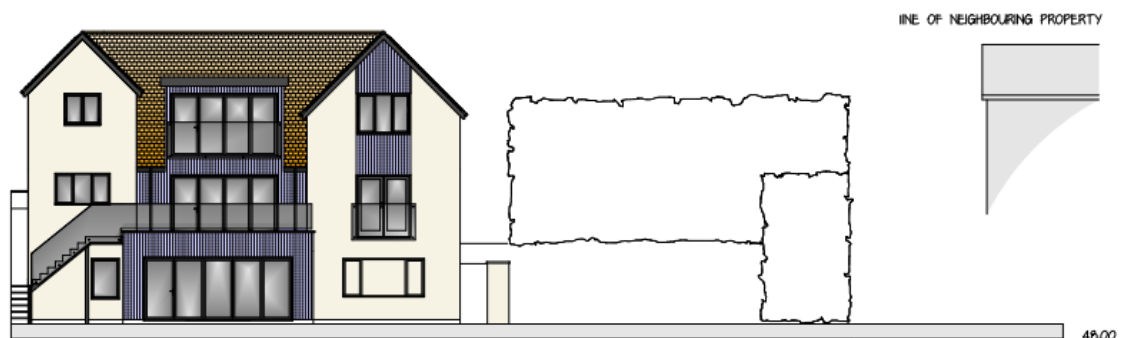
and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

The application sites closest neighbouring residential properties are positioned to the North and East of the site. 90-106 Lower Road lay the North and number 8 Hadrians Close to positioned directly to the East. Number 10-13 Hadrians Close are sited North East of the application site with number 10 being parallel with the sites access drive.



Concerns were raised in regard to the increased height resulting in the property being detrimental in terms of loss of light and overshadowing upon number 8 Hadrians Close which have been carefully considered. However, it is noted that number 8 projects further rearward than River House currently and is well stepped back from the shared boundary, as is River House itself. Furthermore, the boundary is well screened by dense hedging.

The agent provided a South Elevation plan to show the relationship in context which illustrates that the increased height is not excessive alongside number 8 and demonstrates the screening by the hedging.



This separation distance and boundary treatment are considered appropriate in ensuring the proposal would not be overbearing or overshadow number 8. The separation between the properties and that number 8 itself projects further rearward also ensures the proposal would not result in any levels of loss of light which could warrant a refusal.

Concerns were also raised in relation to the potential overlooking and loss of privacy from the top floor windows and balconies upon the Southern elevation upon number 8.

The upper ground floor balcony serving the kitchen would be in the position of the existing rear elevation windows present on site. With the addition of a "juliette" balcony serving bedroom 2. The Juliette balcony would be closest to number 8 but would be replacing an existing large window and therefore the outlook from this opening is considered unaltered from the existing situation.

The kitchen balcony would be positioned centrally upon the host dwelling with an outlook towards the rear garden and river to the rear. The distance of the balcony proposed and level would be likely to ensure that the outlook from this position is screened entirely by the boundary treatment between the properties.

At the proposed top floor level, the proposed balcony to serve the master bedroom would be recessed behind the proposed rear gable and therefore would be likely to limit any outlook directly East or West. The plans also demonstrate that any visual zones from the balcony would not result in significant overlooking or loss of privacy upon any openings of number 8, and would not therefore be likely to negatively impact the main rear garden area closest the property.

The original submitted plans also included a proposed "juliette" balcony to serve the master bedroom and although this would not have provided any outdoor seating area and would have been screened vastly by the boundary treatment revised plans were submitted to omit the Juliette balcony and replace it with a standard window.

Therefore, the revised proposed southern elevations glazing is considered acceptable. Due to the application site siting square on within the plot, the spacing between the properties and plot sizes the proposal is not considered to pose any significant harm upon any residential amenities of number 8 Hadrians Close which would warrant a refusal.

Concerns were also raised regarding overlooking and loss of privacy upon the properties located within Lower Road to the North.

Initially the submitted plans proposed a bedroom window at first floor and a feature window serving the landing. The closest properties that may have been affected are 90 – 94 and 104 -106. However, the distance between the front elevation bedroom window to 92 Lower Road would have been over 26.5m. Bedroom windows within the scope of visibility to 11 – 13 Hadrians Close are over 38m away.

Although the separation distance from this bedroom window to the properties 90-94 Lower Road could have been acceptable officers sought amendments to ensure any perceived overlooking was minimised. Therefore, revised plans were received omitting the north-facing bedroom window and replacing it with a window facing west. Officers are satisfied that this now ensures the amenity levels of the properties 90-94 Lower Road would not be significantly affected.

The proposed feature window upon the North elevation serving the landing remains part of the proposal. This window would have an outlook over the front driveway and towards the private access road to the garages within Lower Road. Number 104 and 106 are located to the North but are separated from the boundary of the application site by this access road and garage block.

Number 104 and 106 are positioned offset to the position of the proposed landing window and the rear gardens are located approx 23m away. The boundary between these properties and the application site are again currently well screened by the existing brick wall and hedging. Although the increased height of the proposal could result in the application site being more visible from the rear of these properties, given the separation

distance, and that the fact the window would not serve a habitable room, in officers opinion, the window would not result in any significant overlooking or loss of privacy which would warrant a refusal.



*View from the current front of the property towards 104/106 Lower Road*



*View towards number 104/106 Lower Road over site boundary wall*

Number 10 Hadrians close side elevation runs parallel to the application sites driveway. The concerns raised in regard to potential increase in traffic movement and therefore noise and disturbance from this have been noted. However, again the boundary is well screened and the increase in any potential vehicle movements within the site due to the works are not considered to be particularly different to the existing situation. The site would remain as a residential dwelling and already boasts a large driveway and parking area within this location.





*View of the driveway and gates with existing boundary treatment*

#### **9.4 Highways**

The site has a private driveway with ample of off road parking. The concerns from local residents in relation to increased traffic and highways safety have been noted. However, the property is already a 5 bedroomed property and provides adequate off road parking provision. Any vehicles access the site via an electric gate and are parking fully within the curtilage of the site away from any public view.

In addition, the Councils Highways officer was consulted on the proposal and raised no objections.

In regards to potential construction disturbance a condition can be placed upon any approval ensuring that external building works are carried out during working hours only. However, any impacts would be temporary and thus a refusal on this point could not be warranted in any event.

#### **9.5 Other Matters**

Comments have been received from members of the public regarding ecological impacts of the proposal. The proposed works would be contained upon the existing property, and officers are not aware of any such impacts from these works.

By extending upwards rather than outwards the proposal would not result in any flood risk concerns and would not be extending out upon any existing garden area or any further towards the river.

Multiple comments have also been received with concerns of the future use of the property for Airbnb. The applicant has confirmed that the property will remain as a residential property only. Officers must determine applications on their own merit and based on the information provided.

#### **10. Conclusion**

The third party concerns have been noted and duly taken into consideration. However, the proposal is considered to have limited impacts on the surrounding area, and thus is considered acceptable, and in accordance with aims of policies CP50, CP57, CP61, and CP67, and CP69 of the adopted Wiltshire Core Strategy.

**RECOMMENDATION: Approve, subject to the following conditions:**

01 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

02 The development hereby permitted shall be carried out in accordance with the following approved plans: Ms/P/01 Plans as existing, Ms/P/02 Elevations as existing and roof plan dated 26/06/24, Ms/P/05C Proposed elevations, Ms/P/04B Lower ground floor plan and South elevation as proposed, Ms/P/03 Upper ground floor plan as proposed, Ms/P/08a Block plan, Ms/P/07b Elevation and sections and Ms/P/06b Roof space plan and roof plan as proposed dated 10/09/24.

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

03 Before the development hereby permitted is first occupied the window in the Eastern elevation of the top floor serving the bathroom shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and the windows shall be permanently maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

04 Construction Works shall only take place between the hours of 0800 - 1700 Mondays to Fridays. No works shall take place at any time on Saturdays, Sundays and Bank or Public Holidays. This restriction does not relate to the internal fitting out of the building.

REASON: In the interests of the amenity of the area

05 The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as River House and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

**Informative**

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.