

AGENDA

Meeting: Southern Area Planning Committee
Place: Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU
Date: Thursday 1 September 2016
Time: 6.00 pm

Please direct any enquiries on this Agenda to Lisa Moore, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line (01722) 434560 or email lisa.moore@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225) 713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

Membership:

Cllr Fred Westmoreland (Chairman)	Cllr Mike Hewitt
Cllr Christopher Devine (Vice Chairman)	Cllr George Jeans
Cllr Richard Britton	Cllr Ian McLennan
Cllr Richard Clewer	Cllr Ian Tomes
Cllr Brian Dalton	Cllr Ian West
Cllr Jose Green	

Substitutes:

Cllr Trecor Carbin	Cllr Leo Randall
Cllr Terry Chivers	Cllr Ricky Rogers
Cllr Ernie Clark	Cllr John Smale
Cllr Tony Deane	Cllr John Walsh
Cllr Dennis Drewett	Cllr Bridget Wayman
Cllr Peter Edge	Cllr Graham Wright
Cllr Magnus Macdonald	

RECORDING AND BROADCASTING NOTIFICATION

Wiltshire Council may record this meeting for live and/or subsequent broadcast on the Council's website at <http://www.wiltshire.public-i.tv>. At the start of the meeting, the Chairman will confirm if all or part of the meeting is being recorded. The images and sound recordings may also be used for training purposes within the Council.

By entering the meeting room you are consenting to being recorded and to the use of those images and recordings for broadcasting and/or training purposes.

The meeting may also be recorded by the press or members of the public.

Any person or organisation choosing to film, record or broadcast any meeting of the Council, its Cabinet or committees is responsible for any claims or other liability resulting from them so doing and by choosing to film, record or broadcast proceedings they accept that they are required to indemnify the Council, its members and officers in relation to any such claims or liabilities.

Details of the Council's Guidance on the Recording and Webcasting of Meetings is available on request.

If you have any queries please contact Democratic Services using the contact details above.

AGENDA

Part I

Items to be considered when the meeting is open to the public

1 **Apologies for Absence**

To receive any apologies or substitutions for the meeting.

2 **Minutes** (*Pages 5 - 14*)

To approve and sign as a correct record the minutes of the meeting held on 11 August 2016.

3 **Declarations of Interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

4 **Chairman's Announcements**

To receive any announcements through the Chair.

5 **Public Participation and Councillors' Questions**

The Council welcomes contributions from members of the public.

Statements

Members of the public who wish to speak either in favour or against an application or any other item on this agenda are asked to register in person no later than 5.50pm on the day of the meeting.

The Chairman will allow up to 3 speakers in favour and up to 3 speakers against an application and up to 3 speakers on any other item on this agenda. Each speaker will be given up to 3 minutes and invited to speak immediately prior to the item being considered. The rules on public participation in respect of planning applications are detailed in the Council's Planning Code of Good Practice.

Questions

To receive any questions from members of the public or members of the Council received in accordance with the constitution which excludes, in particular, questions on non-determined planning applications. Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front of this agenda (acting on behalf of the Corporate

Director) no later than 5pm on 24 August 2016. Please contact the officer named on the front of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Committee members prior to the meeting and made available at the meeting and on the Council's website.

6 Planning Appeals and Updates (Pages 15 - 16)

To receive details of completed and pending appeals and other updates.

7 Planning Applications

To consider and determine planning applications as follows:

7a **16/05522/FUL and 16/05781/LBC: Poppy Cottage, 7 High Street, Downton, Wiltshire, SP5 3PG (Pages 17 - 36)**

7b **16/05036/FUL: Flat 1 and Flat 2, Brooks Court, 63 Castle Road, Salisbury, Wiltshire, SP1 3RN (Pages 37 - 46)**

7c **16/06259/FUL: The Coach House, 63A Castle Road, Salisbury, Wiltshire, SP1 3RN (Pages 47 - 56)**

8 Urgent Items

Any other items of business which, in the opinion of the Chairman, should be taken as a matter of urgency

Part II

Items during whose consideration it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed

SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 11 AUGUST 2016 AT ALAMEIN SUITE - CITY HALL, MALHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Fred Westmoreland (Chairman), Cllr Christopher Devine (Vice Chairman), Cllr Richard Britton, Cllr Brian Dalton, Cllr Jose Green, Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan, Cllr Ian West, Cllr Ricky Rogers (Substitute) and Cllr John Smale (Substitute)

60 Apologies for Absence

The following apologies were received:

- Cllr Ian Tomes who was substituted by Cllr Ricky Rogers
- Cllr Richard Clewer who was substituted by Cllr John Smale

61 Minutes

The minutes of the meeting held on Thursday 21 July 2016 were presented.

Cllr West asked the Planning Officers whether coaches and caravans were permitted to stay overnight on the Stonehenge visitors site. Answer: No, if this was happening to any sufficient degree then the applicant would need to apply for a change of use.

Resolved:

To approve as a correct record and sign the minutes.

62 Declarations of Interest

For openness, Councillors Westmoreland, Green and Jeans noted that they lived in listed buildings, but as this did not constitute an interest they took part in discussion and voted on the two listed building applications.

Councillor West noted that he knew the applicant for application 16/04984/FUL as they had lived in the same village previously. As this did not constitute an interest he took part in discussion and voted on that application.

63 **Chairman's Announcements**

The Chairman explained the meeting procedure to the members of the public.

64 **Public Participation and Councillors' Questions**

The committee noted the rules on public participation.

65 **Planning Appeals**

The committee received details of planning appeals logged and those determined for the period 7 July 2016 and 29 July 2016.

Resolved

That the report be received and noted.

66 **Planning Applications**

67 **16//04773/FUL: Boxhedge Cottage, High Street, Porton, SP4 0LH**

Public Participation

Rita Pope spoke in support of the application.

The Planning Officer introduced the application which had been brought back to committee following deferral at the last meeting pending a site visit, which had since taken place earlier in the day. The application was for a proposed two storey rear extension at Boxhedge Cottage, High Street, Porton SP4 0LH which was recommended for refusal on the grounds that it would have a severe adverse impact on the property.

Members of the Committee then had the opportunity to ask technical questions of the Officers. It was noted that a village design statement once adopted would be a material planning consideration. The retention of the original timber frame, brick and infill panels in the new extension to be left uncovered and visible could be part of the conditions.

Members of the public then had the opportunity to present their views to the Committee as detailed above.

The Unitary Division Member; Cllr Mike Hewitt then addressed the Committee stating that there was no objection at all from the parish council. The house had previously been under a demolition order as was in a poor state; he felt the current owners had done a good job to pull it together, adding that the thatch on the new section would match well with the existing thatch, to make this into a reasonable family cottage.

Councillor Mike Hewitt proposed approval against Officer's recommendation; this was seconded by Councillor Ricky Rogers.

The Committee discussed the application, noting that the applicant had purchased the property knowing it was listed, and then had planned a large extension. The impact of that on the listed building was a consideration and whether the extension could be seen from the road or not was irrelevant.

The Committee also noted that ongoing investment and maintenance was required to give listed buildings new life and to preserve them for the future.

Resolved

That the application be approved with 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 and documents:

Application Form
Design, Access and Heritage Statement
Drawing No. BH/SL/16
Drawing No. BH/PT/16
Drawing No. BH/01/16
Drawing No. BH/L01/15

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

- 3) The section of external rear wall that is to be covered by the extension hereby approved shall remain uncovered and visible internally with no alterations made to it unless otherwise approved in writing by the Local Planning Authority.

REASON: In the interests of preserving the character and appearance of the listed building and its setting

68 16/04776/LBC: Boxhedge Cottage, High Street, Porton, SP4 0LH

This presentation for this application was included in that of the associated previous application.

The Chairman moved the motion of approval, this was seconded by Councillor Hewitt.

Resolved

That the application be approved with the following conditions:

(1) The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.
REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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 and documents:

Application Form
Design, Access and Heritage Statement
Drawing No. BH/SL/16
Drawing No. BH/PT/16
Drawing No. BH/01/16
Drawing No. BH/L01/15

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

(3) No works shall commence on site until details of all new external window and door joinery has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

(4) No development shall commence on site until the exact details and samples of the materials to be used for the external walls 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: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

(5) The thatch to be used in the construction of the extension hereby permitted shall match the existing thatched roof in terms of materials, style, eaves and ridge detailing.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

(6) The section of external rear wall that is to be covered by the extension hereby approved shall remain uncovered and visible internally with no alterations made to it unless otherwise approved in writing by the Local Planning Authority.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

68 16/04776/LBC: Boxhedge Cottage, High Street, Porton, SP4 0LH

This presentation for this application was included in that of the associated previous application.

The Chairman moved the motion of approval, this was seconded by Councillor Hewitt.

Resolved

That the application be approved with the following conditions:

69 16/04668/FUL: Land at Livery Road, Winterslow, Salisbury, Wiltshire, SP5 1RJ

Public Participation

Tony Allen (Agent) spoke in support of the application.

Cllr M Brown spoke on behalf of Winterslow Parish Council.

The Planning Officer noted introduced the application for a new dwelling and alteration to existing access and parking at Livery Road, Winterslow, Salisbury, Wiltshire, SP5 1RJ which was recommended for refusal. It was noted that the site was currently outside the Housing Policy Boundary, and that a Neighbourhood Plan was yet to be adopted. Officers therefore felt that the application was premature at this stage.

Members of the Committee then had the opportunity to ask technical questions of the Officers. It was noted that another application for ten dwellings in the village, also on a site outside of the Housing Policy Boundary had been given permission last year for 10 dwellings, however this was approved due to that development having different factors including an allocation of affordable housing.

Members of the public then had the opportunity to present their views to the Committee as detailed above.

The Unitary Division Member; Cllr Chris Devine then addressed the Committee stating that the Committee had passed applications in the past which had also been in areas outside of the Housing Policy Boundary in other locations. In this instance the Parish Council and the Neighbourhood Planning Group were both in support of the application.

Councillor Chris Devine moved the motion of approval against Officers recommendation. This was seconded by Councillor Ian West.

The Committee discussed the application, noting that the Neighbourhood Plan had not yet been adopted, however with an emerging NHP it was just a matter of time before it was adopted, which would change the policy position. The Committee had the power to override policy if evidence was available that there was local support of the parish council.

Resolved

The application be approved against Officer's recommendation, with 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 Hww/p2/12 dated May 2016, as deposited with the local planning authority on 17.05.16, and
Drawing number Hww/p2/13 dated May 2016, as deposited with the local planning authority on 17.05.16.**

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

- 3) The development hereby permitted shall not be first occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.**

REASON: In the interests of highway safety.

- 4) Any gates shall be set back 4.5 metres from the edge of the carriageway, such gates to open inwards only.**

REASON: In the interests of highway safety.

- 5) No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.**

REASON: In the interests of highway safety.

- 6) No part of the development shall be first occupied until the visibility splays detailed on the approved plans have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

Reason: In the interests of highway safety

- 7) No development shall commence on site until details of the external materials to be used for the walls and roof of the development 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: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area

- 8) No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

- 9) No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 on weekdays and 08:00 to 13:00 on Saturdays. No burning of waste shall take place on the site during the construction phase of the development.

REASON: In the interests of neighbouring amenities

70 **16/04984/FUL: The Greyhound, Market Place, Wilton**

Public Participation

Brian Currie (Applicant) spoke in support of the application.

Ken Parke (Agent) spoke in support of the application.

The Planning Officer noted that there had been a site visit earlier in the day and introduced the application for replacement of ground floor courtyard facing windows and doors (retrospective) at The Greyhound public house, Market Place, Wilton, which was recommended for refusal. Planning permission had previously been granted for wooden casement doors and windows, as part of a development to provide guest accommodation. The applicant had put in UPVC sash windows as opposed to what had been granted on the ground floor all the way around the rear.

The Conservation Officer's two principle points were the appropriateness of the replacement windows, as it was felt that this style of sash window would not have been used on a coach building, and the material of window as UPVC was considered inappropriate for the style and character of this building.

Members of the Committee then had the opportunity to ask technical questions of the Officers. It was noted that there was generally a reluctance to approve UPVC windows and doors on listed buildings as it led to a maintenance free mindset and reduced the requirement local for joiners and carpenters to repair existing windows. A depth of 12mm double glazed window was permitted on listed buildings.

Members of the public then had the opportunity to present their views to the Committee as detailed above.

Councillor John Smale moved approval against Officer's recommendation; this was seconded by Councillor Ian West.

The Committee discussed the application, noting that the enhancement to the courtyard at the rear of the property was a vast improvement, however if the original application had requested UPVC windows then it may not have been approved. The guidance from the Conservation Officer was that the windows in the development were inappropriate and not in line with the original approval or character of the listed building.

The Committee voted on the motion on the table, this motion was not approved. The Chairman then moved for approval as per Officer's recommendation, this was seconded by Councillor Devine.

Resolved

That the application be refused for the following reasons:

The installed windows (by virtue of their design and material) and the porch (by virtue of it being uPVC) have adversely impacted on the significance of the ancillary listed building and the setting of the host

building and is therefore contrary to Core Policy 58 of the Wiltshire Core Strategy, paragraphs 132 and 137 of the NPPF and section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

71 16/05011/LBC: The Greyhound, Market Place, Wilton

This presentation for this application was included in that of the associated previous application.

The Chairman moved the motion of refusal as per the Officer's recommendation; this was seconded by Councillor Devine.

Resolved

The application was refused for the following reasons:

The installed windows (by virtue of their design and material) and the porch (by virtue of it being UPVC) have adversely impacted on the significance of the ancillary listed building and the setting of the host building and is therefore contrary to Core Policy 58 of the Wiltshire Core Strategy, paragraphs 132 and 137 of the NPPF and section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

72 Urgent Items

There were no urgent items

(Duration of meeting: 6.00pm – 8.11pm)

The Officer who has produced these minutes is Lisa Moore, of Democratic Services, direct line (01722) 434560, e-mail lisa.moore@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115

This page is intentionally left blank

Wiltshire Council
Southern Area Planning Committee
1st September 2016

Planning Appeals Received between 29/07/2016 and 22/08/2016

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Start Date	Overtun at Cttee
15/07684/FUL	Rear of 44 Fisherton Street, Salisbury Wiltshire, SP2 7RB	SALISBURY CITY	Erection of 2 x 1 bed dwellings and associated parking	DEL	Written Representations	Refuse	29/07/2016	No

Planning Appeals Decided between 29/07/2016 and 22/08/2016

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Decision	Decision Date	Costs Awarded ?
14/12175/FUL	Land between the junction of A36 (Southampton Road) and New Petersfinger Road Salisbury, Wiltshire	SALISBURY CITY	65 bed hotel with drive thru restaurant with associated parking, access and landscaping	COMM	Hearing	Approve with Conditions	Allowed with Conditions	09/08/2016	Costs Awarded Against Wiltshire Council
16/00866/FUL	The Dovecote Moor Lane Redlynch, Salisbury SP5 2JX	WHITEPARISH	Proposed single storey rear orangery extension	DEL	Written Reps	Refuse	Dismissed	15/08/2016	No
16/00867/LBC	The Dovecote Moor Lane Redlynch, Salisbury SP5 2JX	WHITEPARISH	Proposed single storey rear orangery extension	DEL	Written Reps	Refuse	Dismissed	15/08/2016	No

Page 15

This page is intentionally left blank

REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No. 1

Date of Meeting	01/09/2016
Application Number	16/05522/FUL
Site Address	Poppy Cottage, 7 High Street, Downton, Wiltshire, SP5 3PG
Proposal	2 story rear extension to create larger kitchen/dinning and WC/utility on the ground floor and an additional bedroom at 1st floor
Applicant	Mr and Mrs Mussell
Town/Parish Council	DOWNTON
Electoral Division	DOWNTON AND EBBLE VALLEY – Cllr Julian Johnson
Grid Ref	418069 121530
Type of application	Full Planning
Case Officer	Matthew Legge

Reason for the application being considered by Committee:

The head of development management has agreed this application be put before the Southern Area Planning Committee due to the local support present for the application and the unavailability of Cllr Julian Johnson to consider the application.

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 refused.

2. Report Summary

The application dwelling is a grade II listed building located within the Downton Conservation Area. The proposed development would involve the loss of a rear outshut and will result in the creation of a two storey rear extension (with flat roof dormer). The fact that the development does not affect the public view is not a principal consideration, given that anything which affects the character of a listed building, whether visible by the public or not, has to be assessed for its long-term impact on the designated heritage asset. The development is judged to result in 'less than substantial harm' to the listed building but such harm should only be accepted where the development results in a public benefit. It is not considered there is a public benefit for this proposal. The development is considered to be contrary to Core Policy 58 of the Adopted Wiltshire Core Strategy and Paragraph 134 of the National Planning Policy Framework.

3. Site Description

No. 7 High Street (Poppy Cottage) is a grade II listed building which is located in the centre of the Downton village also being located in the Downton Conservation Area. The dwelling is a semi-detached brick cottage with a thatched roof. To the rear of the dwelling is a slate mono-pitched roof which spans both semi-detached dwellings. Within the rear garden of the

application site is a separately listed barn building which has an existing approval for conversion to holiday let accommodation.

4. Planning History

14/05342/FUL & 05345/LBC: Conversion of existing garden barn to rear of property to holiday let accommodation. Approved with conditions

S/2004/0717: Sub division of property to two dwellings. Demolition and rebuilding single storey rear extension and internal alterations. Approved with conditions

S/2004/0718: Sub division of property to two dwellings. Demolish and rebuild, extend single storey, rear extension and internal alterations. Sub division of garden. Approved with conditions

5. The Proposal

This application proposes to demolish an existing single storey rear extension and to construct a two storey rear extension with a first floor flat roof dormer. The proposed rear extension results in an increased ground floor area having a further rear projection of 1.2m out from the existing rear elevation.

6. Local Planning Policy

The Wiltshire Core Strategy (WCS) - adopted by Full Council on the 20th January 2015:

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP24 (Spatial Strategy for the Downton Community Area)

CP50 (Biodiversity and Geodiversity)

CP57 (Ensuring High Quality Design and Place Shaping)

CP58 (Ensuring the Conservation of the Historic Environment)

Wiltshire Local Transport Plan 2011-2026:

Car Parking Strategy

Government Guidance:

National Planning Policy Framework (NPPF) March 2012

National Planning Policy Guidance (NPPG)

Supplementary Planning Guidance:

Adopted Supplementary Planning Document 'Creating Places Design Guide' April 2006

7. Summary of consultation responses

Parish Council – *No objection to this application on the grounds that it did not consider there would be any detrimental impact on the High Street.*

WC Conservation – Object

WC Public Protection – No objection subject to condition

English Heritage – None received

8. Publicity

4 letters of support:

- *“The property has previously undergone alternations to enhance its usability and I see no issue with further enhancements in order to ensure that a much valued and community focused family can continue to reside in the village. The proposals will have only minor impact on the heritage of the property in the village.”*
- *“It is important to keep existing growing families in the village”.*
- *“and extensions need to be looked at favourably to accommodate growing families particularly in this instance where it will not have impact on the front external view or neighbours.”*

1 letter of support from the Downton Society:

- *“...buildings need to evolve with time and meet the reasonable needs of occupants as long as design is undertaken sympathetically and does not negatively impact on neighbouring properties or the character of the conservation area”*

1 letter of objection from the Salisbury Civic Society:

- *“The change being sought for the rear of Poppy Cottage goes beyond what is reasonable for a listed building, and the Society's view is therefore that the proposal, as it currently stands, should not be approved.”*

1 letter of comment from John Glen MP (following the Applicant's visit to MP surgery):

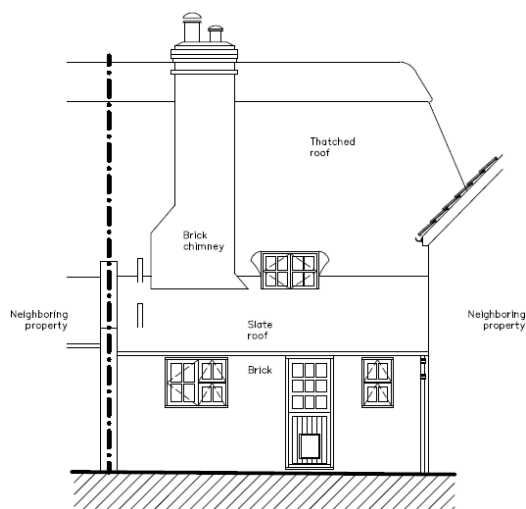
- Reiteration of Applicant's concerns over the comments submitted objecting to the application.
- Reiteration of Applicant's desire to stay in the village and need for increased accommodation area.
- Support of young family who feel an injustice in terms of their application when compared to other recent development having been allowed.

9. Planning Considerations

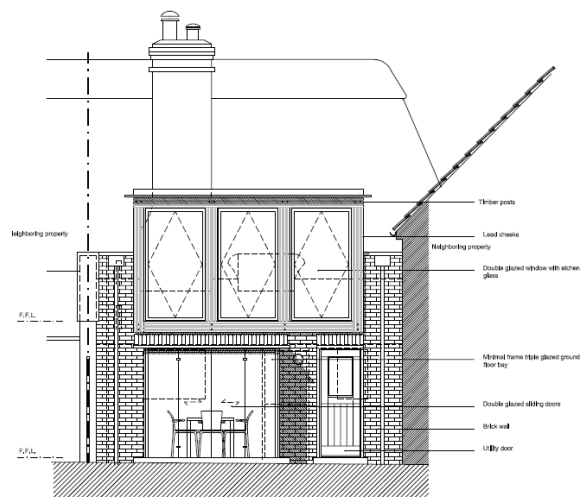
Impact on grade II Listed building and Conservation Area

This application seeks to demolish an existing single storey mono pitched rear extension and to construct a two storey rear extension with flat roof dormer and increased foot print area.

Existing rear elevation



Proposed rear elevation



should only accept such harm if there is a public benefit and there is none in this case (personal benefit does not equate with public).

I also consider the proposals have an adverse impact on the setting of the separately listed barn within the garden and are therefore contrary to guidance contained within the NPPF (para. 132 namely that significance can be harmed through development within the setting of a listed building).

I recommend REFUSAL of this application on the basis that it is at odds with CP58 and, if built, would involve the loss of significance of a grade II listed building and would therefore be at odds with para 132 of the NPPF."

It is clear from the above comments that the Conservation Officer has considered the proposal and has assessed the development's impact as harmful to the grade II listed building. The Salisbury Civic Society has also objected to this scheme, commenting that *"The Civic Society has a long-standing policy relating to cottages, which says that what start out as simple cottages should not be altered or extended in ways that mean they lose their original character. This is particularly so in the case of listed cottages. The addition of a third bedroom to Poppy Cottage is being sought in a way which clearly has a negative effect on the rear elevation, by imposing a non-traditional and overscaled elevational treatment. The fact that this does not affect the public view is not a principal consideration, given that anything which affects the character of a listed building, whether visible by the public or not, has to be assessed for its long-term impact on the designated heritage asset."*

In considering the comments submitted, Officers also acknowledge that this application has received local support from the Parish Council who comment *"Downton Parish Council RESOLVED to raise no objection to this application on the grounds that it did not consider there would be any detrimental impact on the High Street"* and support from 4 residents of Downton who support the application and the Applicant's desire to remain within the village.

The Downton Society also supported the scheme commenting *"In the case of listed buildings, and those within a conservation area, we are mindful of negative impacts. However, buildings need to evolve with time and meet the reasonable needs of occupants as long as design is undertaken sympathetically and does not negatively impact on neighbouring properties or the character of the conservation area. We feel that, overall, an appropriate balance has been achieved in this case."*

Officers consider that there is no material planning consideration that could support the retention of a family within a particular village. As mentioned by the Salisbury Civic Society, the fact that the development does not affect the public view is not a principal consideration, given that anything which affects the character of a listed building, whether visible by the public or not, has to be assessed for its long-term impact on the designated heritage asset. Officers are also aware of the recent (15th August 2016) Appeal Decision (APP/Y3940/W/16/3148588) located at Titchbourne Farm, Redlynch, Salisbury in which the Inspector has supported this view:

5. The site of the proposed extension is not evident in public views. The small group of dwellings of which the appeal property forms part is served by a track leading from Moor Lane. From Moor Lane, the roof and gable of the former barn can be seen as well as The Granary, another converted building and the chimneys of Titchborne Farmhouse. As a group these buildings continue to provide evidence of the former farm complex. The significance of listed buildings is not determined by their visibility or public accessibility. Buildings are listed for their special architectural or historic interest. In addition to the barn being listed for its intrinsic interest, its significance is enhanced by it forming part of a group of buildings with a related purpose.

The Inspector also comments:

10. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent for any works special regard shall be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 66 of the same Act imposes a similar duty in respect of applications for planning permission. The proposed extension would harm the architectural and historic interest of the listed building and so would fail to preserve it.

12. Section 12 of the National Planning Policy Framework (Framework) addresses the historic environment and emphasises the importance of heritage assets. When assessed in the context of paragraphs 132 – 134 of the Framework, the appeal proposal would result in less than substantial harm to the listed building. In such cases the harm should be assessed against the public benefits of the proposal. I note the appellant's contention that there would be a public benefit arising from the building meeting modern day living standards. I also saw during my site visit that the space outside the dwelling is constrained. However, I am not persuaded that the long term conservation of the building is at risk and I find that any public benefits are limited and would not outweigh the harm I have identified and to which I give considerable weight. The proposals therefore do not comply with the policies of the Framework.

It is considered that the proposed two storey rear extension will result in less than substantial harm' to the designated heritage asset but harm (NPPF terms of Para 134) should only be accepted if there is a public benefit and there is none in this case (personal benefit does not equate with public). The Council is not aware of any known issues concerning the long term conservation of the building and consider that any public benefit resulting from the development is limited and does not outweigh the harm.

Notwithstanding the considered harm to the designated heritage asset the rear located development will not be readily visible within the Conservation Area and whilst there is harm to the heritage asset it is a balanced view that the rear development will not result in demonstrable harmful to the wider setting of the Conservation Area.

Neighbour amenity

The proposed creation of the two storey rear extension does not propose any side elevation openings which would look towards neighbouring properties. The development will result in the creation of relatively large first floor glazed windows which have an outlook towards the rear garden and the garden barn building. Given the close proximity of neighbouring dwellings and a noted exposed neighbouring balcony, Officers consider that there is an existing situation of overlooking between neighbouring dwellings and the insertion of the first floor opening is unlikely to introduce any undue harm to neighbouring amenity. Officers also note that this application has not resulted in an objection or comments from consulted neighbouring dwellings.

10. Conclusion

The proposed development would involve the unacceptable loss of the rear outshut which has significance to the character of the listed building. The creation of the two storey rear extension together with the flat roof dormer is judged to have an undue impact to the setting and significance of the designated Heritage Asset. The proposed development does not result in any public benefit where harm to the heritage asset is permissible.

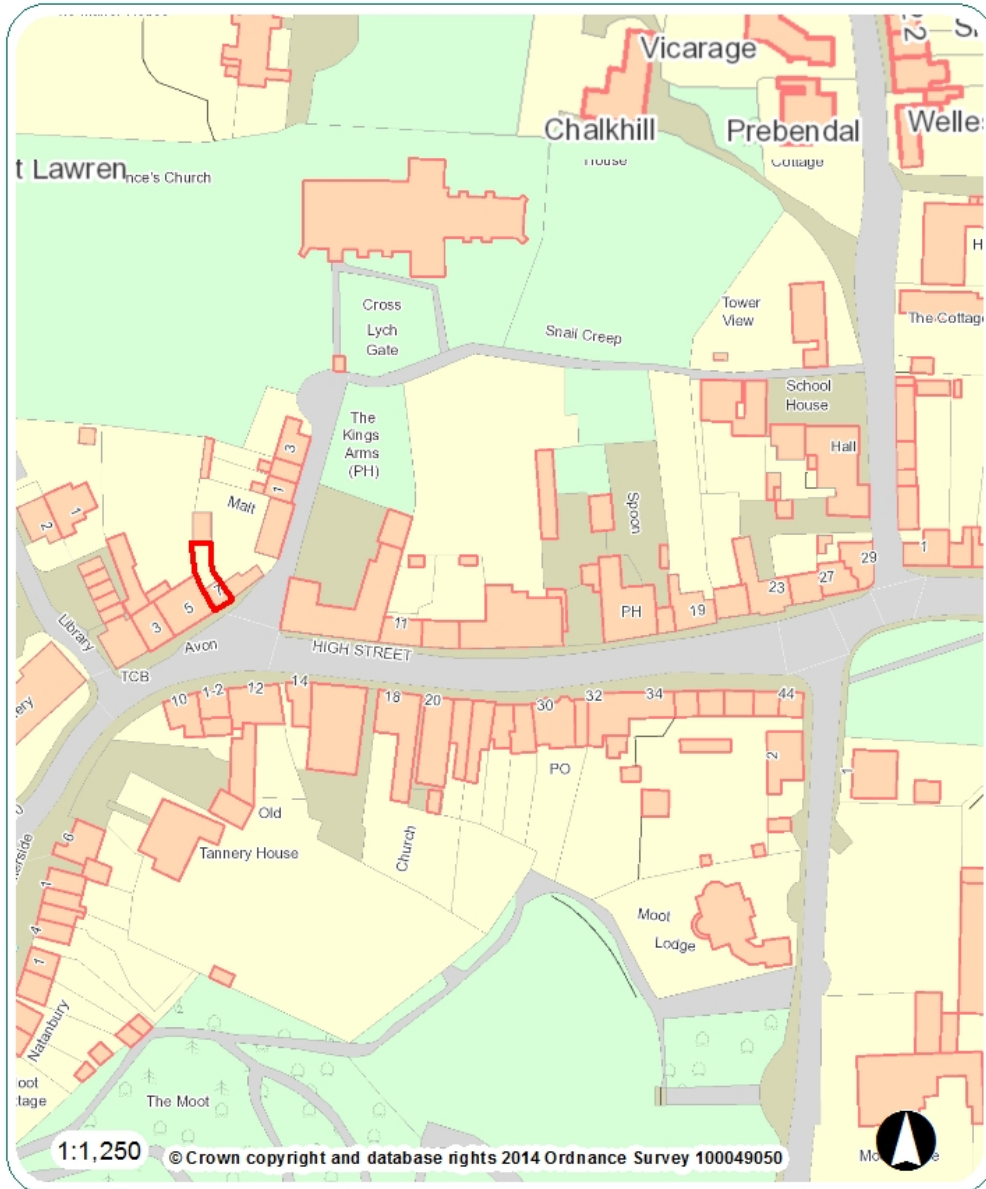
Refusal

The application dwelling is a grade II listed building located within the Downton Conservation Area. The proposed development would involve the loss of a rear outshut and will result in the creation of a two storey rear extension (with flat roof dormer). The fact that the development does not affect the public view is not a principal consideration, given that anything which affects the character of a listed building, whether visible by the public or not, has to be assessed for its long-term impact on the designated heritage asset. The development is judged to result in 'less than substantial harm' to the listed building but such harm should only be accepted where the development results in a public benefit. It is not considered there is a public benefit for this proposal. The development is considered to be contrary to Core Policy 58 of the Adopted Wiltshire Core Strategy and Paragraph 134 of the National Planning Policy Framework.

This page is intentionally left blank

16/05522/FUL & 16/05781/LBC

Poppy Cottage
7 High Street
Downton
Wiltshire
SP5 3PG



This page is intentionally left blank

16/05522/FUL & 16/05781/LBC

Poppy Cottage

7 High Street

Downton

Wiltshire

SP5 3PG



This page is intentionally left blank

Date of Meeting	01/09/2016
Application Number	16/05781/LBC
Site Address	Poppy Cottage, 7 High Street, Downton, Wiltshire, SP5 3PG
Proposal	2 story rear extension to create larger kitchen/dinning and WC/utility on the ground floor and an additional bedroom at 1st floor
Applicant	Mr and Mrs Mussell
Town/Parish Council	DOWNTON
Electoral Division	DOWNTON AND EBBLE VALLEY – Cllr Julian Johnson
Grid Ref	418069 121530
Type of application	Listed Building Consent
Case Officer	Matthew Legge

Reason for the application being considered by Committee:

The head of development management has agreed this application be put before the Southern Area Planning Committee due to the local support present for the application and the unavailability of Cllr Julian Johnson to consider the application.

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 refused.

2. Report Summary

The application dwelling is a grade II listed building located within the Downton Conservation Area. The proposed development would involve the loss of a rear outshut and will result in the creation of a two storey rear extension (with flat roof dormer). The fact that the development does not affect the public view is not a principal consideration, given that anything which affects the character of a listed building, whether visible by the public or not, has to be assessed for its long-term impact on the designated heritage asset. The development is judged to result in 'less than substantial harm' to the listed building but such harm should only be accepted where the development results in a public benefit. It is not considered there is a public benefit for this proposal. The development is considered to be contrary to Core Policy 58 of the Adopted Wiltshire Core Strategy and Paragraph 134 of the National Planning Policy Framework.

3. Site Description

No. 7 High Street (Poppy Cottage) is a grade II listed building which is located in the centre of the Downton village also being located in the Downton Conservation Area. The dwelling is

a semi-detached brick cottage with a thatched roof. To the rear of the dwelling is a slate mono-pitched roof which spans both semi-detached dwellings. Within the rear garden of the application site is a separately listed barn building which has an existing approval for conversion to holiday let accommodation.

4. Planning History

14/05342/FUL & 05345/LBC: Conversion of existing garden barn to rear of property to holiday let accommodation. Approved with conditions

S/2004/0717: Sub division of property to two dwellings. Demolition and rebuilding single storey rear extension and internal alterations. Approved with conditions

S/2004/0718: Sub division of property to two dwellings. Demolish and rebuild, extend single storey, rear extension and internal alterations. Sub division of garden. Approved with conditions

5. The Proposal

This application proposes to demolish an existing single storey rear extension and to construct a two storey rear extension with a first floor flat roof dormer. The proposed rear extension results in an increased ground floor area having a further rear projection of 1.2m out from the existing rear elevation.

6. Local Planning Policy

The Wiltshire Core Strategy (WCS) - adopted by Full Council on the 20th January 2015:
CP58 (Ensuring the Conservation of the Historic Environment)

Government Guidance:

National Planning Policy Framework (NPPF) March 2012
National Planning Policy Guidance (NPPG)

7. Summary of consultation responses

Parish Council – *No objection to this application on the grounds that it did not consider there would be any detrimental impact on the High Street.*

WC Conservation – Object

WC Public Protection – No objection subject to condition

English Heritage – None received

8. Publicity

4 letters of support:

- *“The property has previously undergone alternations to enhance its usability and I see no issue with further enhancements in order to ensure that a much valued and community focused family can continue to reside in the village. The proposals will have only minor impact on the heritage of the property in the village.”*
- *“It is important to keep existing growing families in the village”.*

- *“and extensions need to be looked at favourably to accommodate growing families particularly in this instance where it will not have impact on the front external view or neighbours.”*

1 letter of support from the Downton Society:

- *“...buildings need to evolve with time and meet the reasonable needs of occupants as long as design is undertaken sympathetically and does not negatively impact on neighbouring properties or the character of the conservation area”*

1 letter of objection from the Salisbury Civic Society:

- *“The change being sought for the rear of Poppy Cottage goes beyond what is reasonable for a listed building, and the Society's view is therefore that the proposal, as it currently stands, should not be approved.”*

1 letter of comment from John Glen MP (following the Applicant's visit to MP surgery):

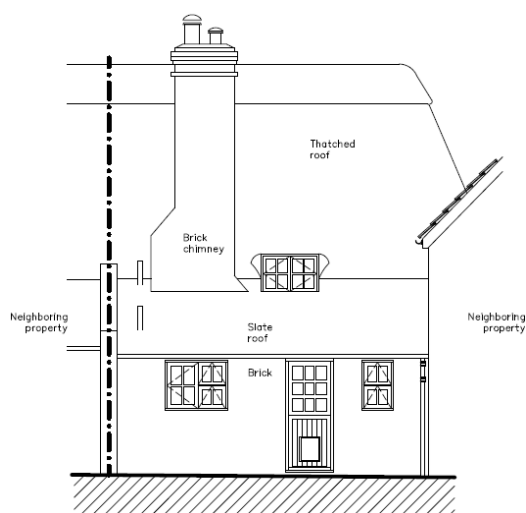
- Reiteration of Applicant's concerns over the comments submitted objecting to the application.
- Reiteration of Applicant's desire to stay in the village and need for increased accommodation area.
- Support of young family who feel an injustice in terms of their application when compared to other recent development having been allowed.

9. Planning Considerations

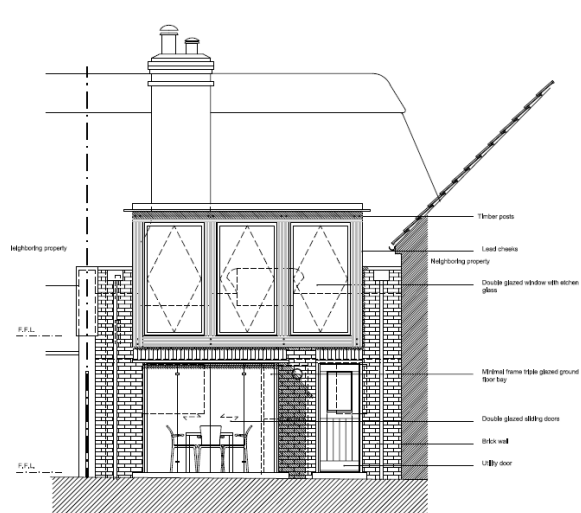
Impact on Grade II Listed Building

This application seeks to demolish an existing single storey mono pitched rear extension and to construct a two storey rear extension with flat roof dormer and increased foot print area.

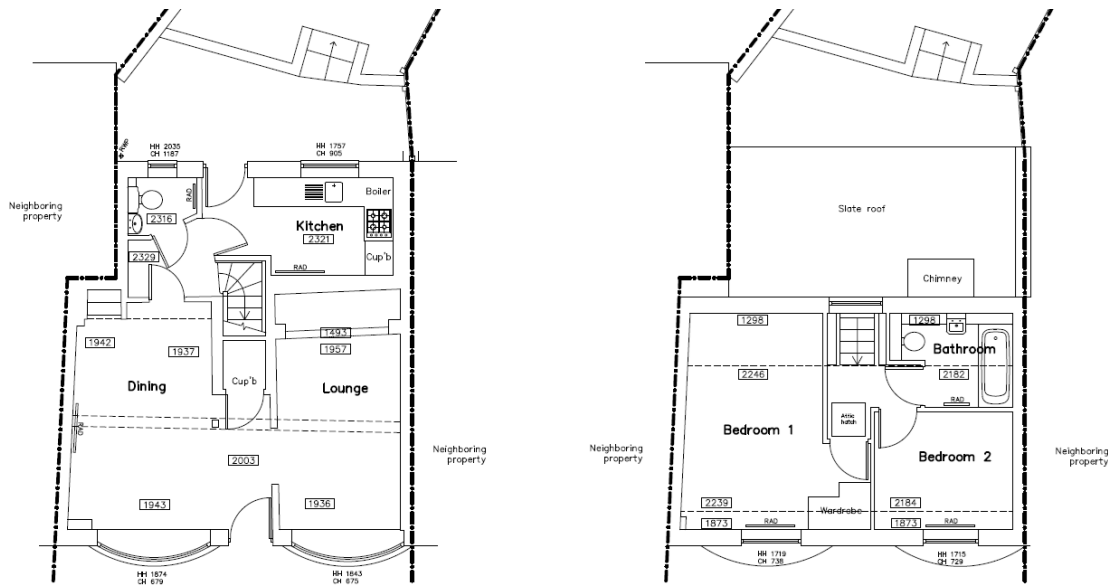
Existing rear elevation



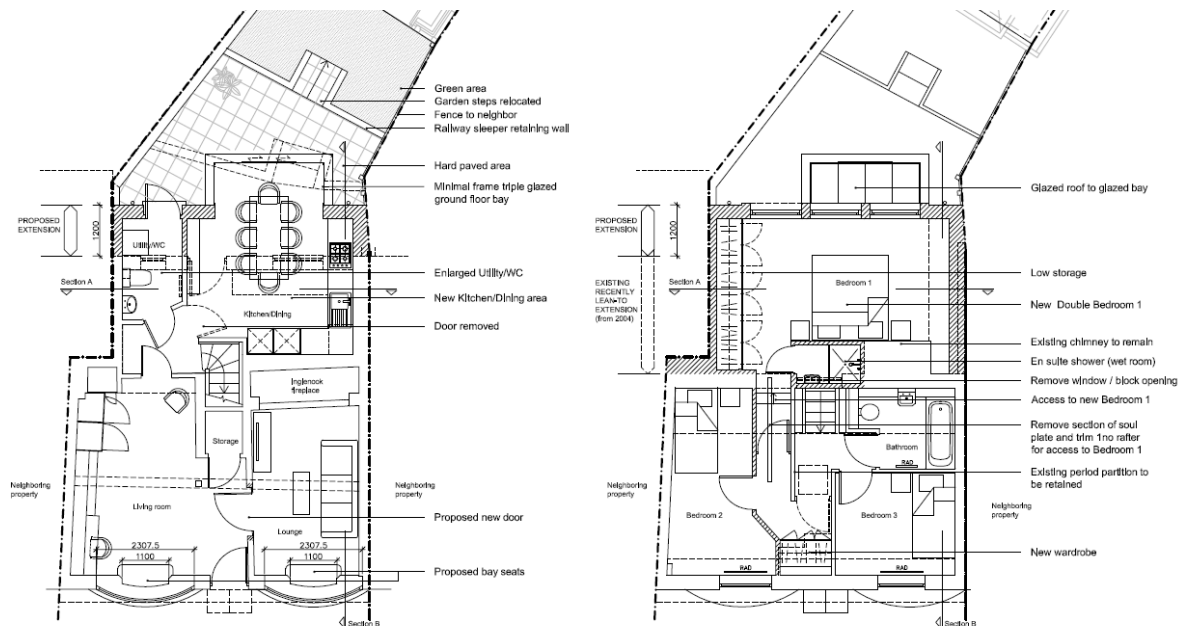
Proposed rear elevation



Existing ground and first floor plans



Proposed ground and first floor plans



Wiltshire Council's Conservation Officer has objected to the scheme having provided the following comments:

"I cannot support this scheme on the basis that the proposed two storey rear extension would have an adverse impact on the character and setting of this grade II listed building and would therefore impact negatively on its special significance. We have presumably been presented with a flat roofed option to overcome my previous objections to the pitched roof scheme which we saw at pre-app. Whilst this scheme sees the retention of the chimney stack, the approach is completely at odds with the character of the existing thatched host building and barn within the garden. And as expressed at pre-application stage, the proposals still entail the loss of an outshut which I consider to be of significance even though it has been rebuilt (refer to my preapp comments).

I note that we have a Heritage Impact Assessment from Cotswold Archaeology which notes 'modest harm'. Translated into NPPF terms I would suggest that this is 'less than substantial

harm' (ie trimming of original pole rafters and intersection of new roof; removal of part of the original wall-plate, loss of the outshut etc). Indeed, the consultant uses the same term in the conclusion. Given this is 'less than substantial harm', then in NPPF terms (para 134) we should only accept such harm if there is a public benefit and there is none in this case (personal benefit does not equate with public).

I also consider the proposals have an adverse impact on the setting of the separately listed barn within the garden and are therefore contrary to guidance contained within the NPPF (para. 132 namely that significance can be harmed through development within the setting of a listed building).

I recommend REFUSAL of this application on the basis that it is at odds with CP58 and, if built, would involve the loss of significance of a grade II listed building and would therefore be at odds with para 132 of the NPPF."

It is clear from the above comments that the Conservation Officer has considered the proposal and has assessed the development's impact as harmful to the grade II listed building. The Salisbury Civic Society has also objected to this scheme, commenting that *"The Civic Society has a long-standing policy relating to cottages, which says that what start out as simple cottages should not be altered or extended in ways that mean they lose their original character. This is particularly so in the case of listed cottages. The addition of a third bedroom to Poppy Cottage is being sought in a way which clearly has a negative effect on the rear elevation, by imposing a non-traditional and overscaled elevational treatment. The fact that this does not affect the public view is not a principal consideration, given that anything which affects the character of a listed building, whether visible by the public or not, has to be assessed for its long-term impact on the designated heritage asset."*

In considering the comments submitted, Officers also acknowledge that this application has received local support from the Parish Council who comment *"Downton Parish Council RESOLVED to raise no objection to this application on the grounds that it did not consider there would be any detrimental impact on the High Street"* and support from 4 residents of Downton who support the application and the Applicant's desire to remain within the village.

The Downton Society also supported the scheme commenting *"In the case of listed buildings, and those within a conservation area, we are mindful of negative impacts. However, buildings need to evolve with time and meet the reasonable needs of occupants as long as design is undertaken sympathetically and does not negatively impact on neighbouring properties or the character of the conservation area. We feel that, overall, an appropriate balance has been achieved in this case."*

Officers consider that there is no material planning consideration that could support the retention of a family within a particular village. As mentioned by the Salisbury Civic Society, the fact that the development does not affect the public view is not a principal consideration, given that anything which affects the character of a listed building, whether visible by the public or not, has to be assessed for its long-term impact on the designated heritage asset. Officers are also aware of the recent (15th August 2016) Appeal Decision (APP/Y3940/W/16/3148588) located at Titchbourne Farm, Redlynch, Salisbury in which the Inspector has supported this view:

5. The site of the proposed extension is not evident in public views. The small group of dwellings of which the appeal property forms part is served by a track leading from Moor Lane. From Moor Lane, the roof and gable of the former barn can be seen as well as The Granary, another converted building and the chimneys of Titchborne Farmhouse. As a group these buildings continue to provide evidence of the former farm complex. The significance of listed buildings is not determined by their visibility or public accessibility. Buildings are listed for their special architectural or historic interest. In addition to the barn being listed for its intrinsic interest, its significance is enhanced by it forming part of a group of buildings with a related purpose.

The Inspector also comments:

10. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent for any works special regard shall be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 66 of the same Act imposes a similar duty in respect of applications for planning permission. The proposed extension would harm the architectural and historic interest of the listed building and so would fail to preserve it.
12. Section 12 of the National Planning Policy Framework (Framework) addresses the historic environment and emphasises the importance of heritage assets. When assessed in the context of paragraphs 132 – 134 of the Framework, the appeal proposal would result in less than substantial harm to the listed building. In such cases the harm should be assessed against the public benefits of the proposal. I note the appellant's contention that there would be a public benefit arising from the building meeting modern day living standards. I also saw during my site visit that the space outside the dwelling is constrained. However, I am not persuaded that the long term conservation of the building is at risk and I find that any public benefits are limited and would not outweigh the harm I have identified and to which I give considerable weight. The proposals therefore do not comply with the policies of the Framework.

It is considered that the proposed two storey rear extension will result in less than substantial harm' to the designated heritage asset but harm (NPPF terms of Para 134) should only be accepted if there is a public benefit and there is none in this case (personal benefit does not equate with public). The Council is not aware of any known issues concerning the long term conservation of the building and consider that any public benefit resulting from the development is limited and does not outweigh the harm.

10. Conclusion

The proposed development would involve the unacceptable loss of the rear outshut which has significance to the character of the listed building. The creation of the two storey rear extension together with the flat roof dormer is judged to have an undue impact to the setting and significance of the designated Heritage Asset. The proposed development does not result in any public benefit where harm to the heritage asset is permissible.

RECOMMENDATION

Refusal

The application dwelling is a grade II listed building located within the Downton Conservation Area. The proposed development would involve the loss of a rear outshut and will result in the creation of a two storey rear extension (with flat roof dormer). The fact that the development does not affect the public view is not a principal consideration, given that anything which affects the character of a listed building, whether visible by the public or not, has to be assessed for its long-term impact on the designated heritage asset. The development is judged to result in 'less than substantial harm' to the listed building but such harm should only be accepted where the development results in a public benefit. It is not considered there is a public benefit for this proposal. The development is considered to be contrary to Core Policy 58 of the Adopted Wiltshire Core Strategy and Paragraph 134 of the National Planning Policy Framework.

This page is intentionally left blank

REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No. 3

Date of Meeting	1 st September
Application Number	16/05036/FUL
Site Address	Flat 1 & Flat 2 Brooks Court 63 Castle Road Salisbury Wiltshire SP1 3RN
Proposal	Single storey extension to Flat 1, Sun Room added to Flat 2 and associated internal alterations
Applicant	Mrs Julie Waters
Town/Parish Council	SALISBURY CITY
Electoral Division	ST FRANCIS AND STRATFORD – (Councillor Mary Douglas)
Grid Ref	434319 131093
Type of application	Full Planning
Case Officer	Laura Baker

Reason for the application being considered by Committee

The application has been called in to committee by Councillor Douglas if the application is recommended for approval.

1. Purpose of Report

To consider the above application and the recommendation of the Head of Development Management that planning permission should be APPROVED.

2. Report Summary

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

- Principle of development
- Design, Scale and Siting
- Impact on neighbour amenity
- Highway Safety

3. Site Description

The application site is a building that comprises four flats on Castle Street, Salisbury. The building is 3 storey with a basement flat. The proposal is for works to the basement flat (flat 1) and flat 2 above. The building is constructed from a red brick under a slate roof. The site has parking to the rear with a small communal garden to the south. The gardens to the front of the property are private and associated with Flats 1 and 2. The property is not a listed building and does not fall within a Conservation area.

4. Planning History

The history below is considered to be relevant to the application.

S/2009/1409	Demolition of single garage and erection of dwelling	Approved – December 2009
14/08157/FUL	2 storey extension vertical extension on existing 1.5 storey footprint	Withdrawn
15/08673/FUL	Increase eaves/ridge height by approx 1.1m to facilitate additional head height at first floor level.	Approved - December 2015

5. The Proposal

The application seeks planning permission for a single storey extension to Flat 1, and Sun Room extension to be added to Flat 2 located above the Flat 1 extension. The proposal originally included the erection of an outbuilding for a home office for Flat 2 but this has been removed from the proposal.

6. Local Planning Policy

National Planning Policy Framework (NPPF):

- Section 7 - Requiring good design

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring high quality design and place shaping

7. Summary of consultation responses

City Council - Objections – “*object due to overdevelopment and loss of amenity.*”

Arboricultural Officer - No Comments received

Highways – No objections

8. Publicity

The application was advertised by press / site notice and neighbour consultation letters.

5 letters of objection have been received (3 from one household) citing the following material planning considerations:

- Overdevelopment of the site
- Loss of amenity to neighbours
- Loss of Parking
- Not in keeping with character of the area

9. Planning Considerations

9.1 Principle of Development

Core Policy 57 states “a high standard of design is required in all new developments, including extensions... Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality”.

The “Creating Places” Supplementary Planning Guidance gives further direction of household extensions –

- Avoid large extensions which overwhelm the original dwelling
- In all circumstances the key principle is that it will still be obvious what part of the building was original, with later extensions being clearly subordinate
- New roof pitches should match those of the existing dwelling but should be of a narrower span achieved by the use of setbacks and a dropped ridge

9.2 Design Scale and Siting

The property is situated within a relatively large plot with gardens to the front and side with parking to rear. The proposed extension to flat 1 is proposed to form a living room and would be located on the southern side of the building. The extension would be an addition to the basement flat and as such would involve excavation works in to the side of the garden. The extension is proposed to measure a further 3.5m from the existing side wall and is proposed to be constructed of facing brick to match the existing. It would have a flat roof with a glazed lantern to allow natural light into the room.

The flat 1 extension will not be visible from the wider public domain given the fencing boundary treatment to the front and the topography of the site in relation to the street. In terms of design, the materials are proposed to match and will be sympathetic to the existing building.

In terms of the sun room extension to flat 2, this is proposed to be of a conservatory style and would be located above the existing Flat 1 extension. It is proposed to measure 3m from the side of the existing property and will be constructed of a timber frame and slate roof.

The upper half of the extension would be visible from the opposite side of the road, and the junctions and pedestrian crossing to Stratford Road. This being said, the extension is not

large and will not appear as an incongruous feature within the environment. The roofing that will be visible is proposed to match the existing building. The frame is proposed to be timber rather than UPVC and will not significantly harm the appearance of the area. It is not considered that there would be a significant detrimental impact on the wider public domain or visual amenity of the area as a result of the development.

It is not considered that the proposal would result in overdevelopment of the site. There is sufficient garden that will remain. The office outbuilding that has been removed from the scheme would have overdeveloped the front of the site and been an unsightly feature visible from the public domain however this is no longer part of the proposal. The extensions will not result in any significant increase in floor space to the building.

It is considered that both elements of the development are acceptable in terms of their overall design, scale and siting in relation to the plot and its boundaries with no significant harm resulting on visual amenity.

9.3 Impact on Neighbour Amenity

There has been third party concern regarding the impact of the development that primarily focuses on the overdevelopment of the site and impact on the area which have been dealt with in the previous section of the report.

The works proposed will not result in any impact in terms of loss of light or loss of privacy to flats 3 and 4 within this building as they are sited at a higher level. The works are not proposed to encroach upon any communal garden space and are only sited within the garden that belongs to Flat 1. This given Flats 3 and 4 are unlikely to be significantly affected by the development.

The neighbouring property to the south will not be affected given the dense hedgerow that forms the boundary and the works will therefore be screened from its southern neighbour. With regards to the properties on the opposite side of the road, although the sunroom will be visible, it is not within such a close proximity that there would be any significant impact on their privacy.

The development is not considered to significantly impact upon the neighbour amenity of the flats or neighbouring properties.

9.4 Highway Safety

Third party representations have commented on parking associated with the site. The highways engineer has commented on the application and considers that the proposed development will not detrimentally affect highway safety and therefore recommend that no highway objection is raised to the development.

10. Conclusion

By virtue of the design, scale, size and materials of the proposed development, the proposal is considered to be acceptable, with no significant impact to neighbouring or visual amenity. It is therefore considered to be in accordance with government guidance contained within the NPPF and Core Policy 58 of the adopted Wiltshire Core Strategy.

RECOMMENDATION: Approve with 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 and documents:

Application Form
Drawing No. 02 Revision B
Drawing No. 03 Revision C

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

- 3) The materials to be used in the construction of the external surfaces of the single storey extension for flat 1 and roof of the sunroom at flat 2 hereby permitted shall match in material, colour and texture those used in the existing building.

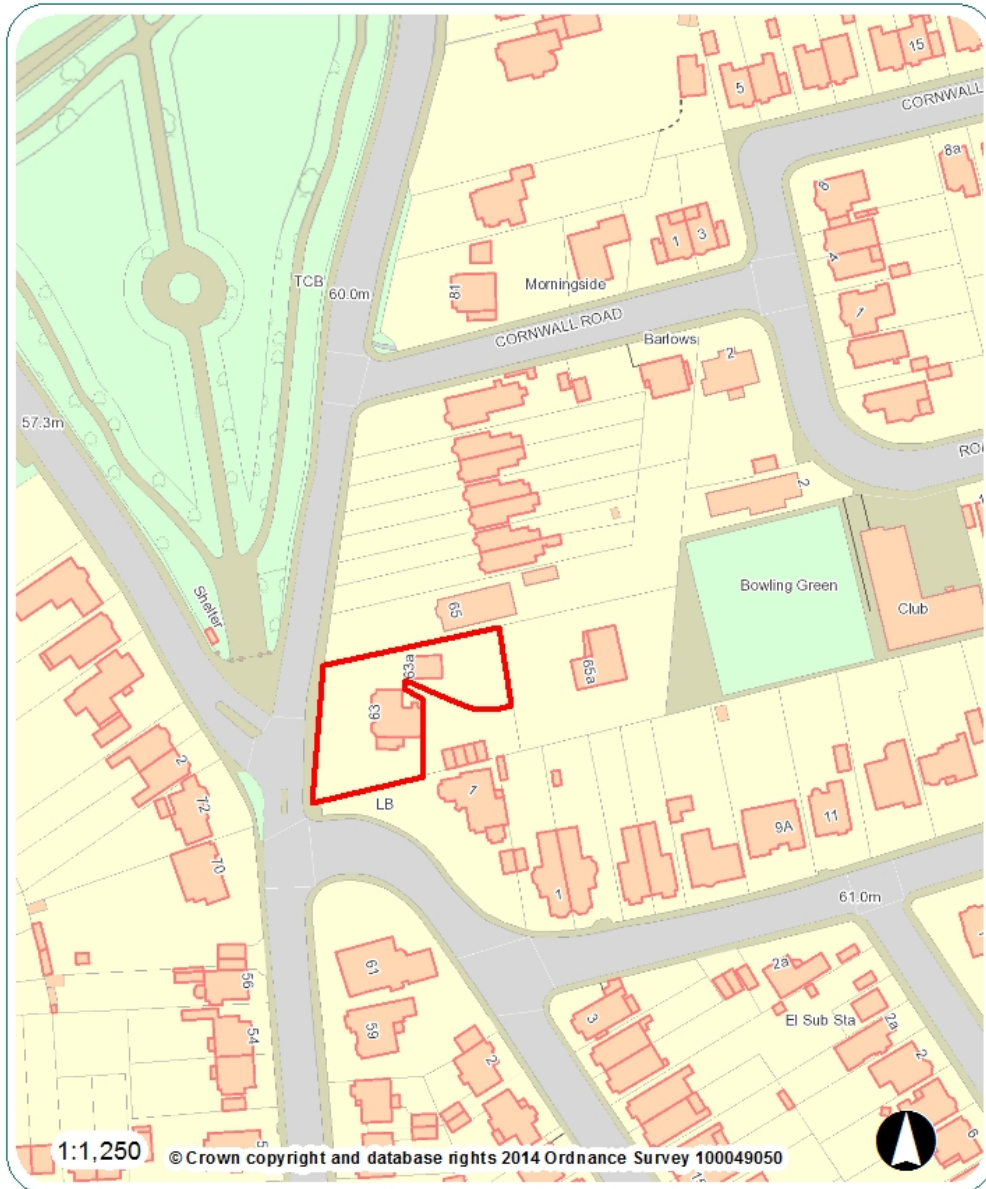
REASON: In the interests of visual amenity and to protect the character and appearance of the area.

This page is intentionally left blank



This page is intentionally left blank

16/05036/FUL
Flat 1 & Flat 2
Brooks Court
63 Castle Road
Salisbury
Wiltshire
SP1 3RN



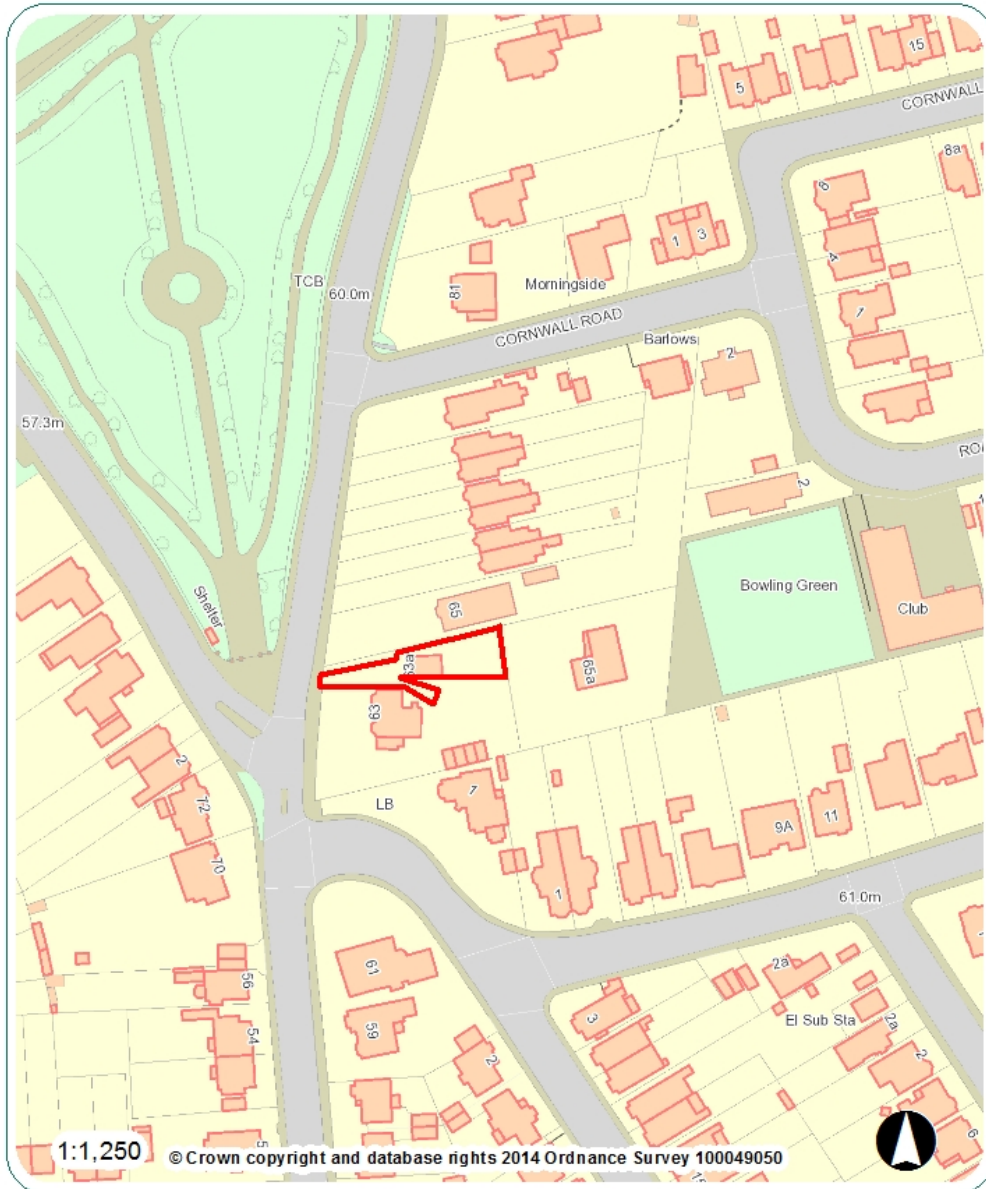
This page is intentionally left blank



16/06259/FUL
The Coach House
63 A Castle Road
Salisbury
SP1 3RN



This page is intentionally left blank



This page is intentionally left blank

Date of Meeting	1 st September
Application Number	16/06259/FUL
Site Address	The Coach House 63A Castle Road Salisbury Wiltshire SP1 3RN
Proposal	Rear Single Storey Double Height Extension.
Applicant	Mrs Julie Waters
Town/Parish Council	ST FRANCIS AND STRATFORD
Electoral Division	SALISBURY CITY – (Councillor Mary Douglas)
Grid Ref	434319 131093
Type of application	Full Planning
Case Officer	Laura Baker

Reason for the application being considered by Committee

The application has been called in to committee by Councillor Douglas if the application is recommended for approval.

1. Purpose of Report

To consider the above application and the recommendation of the Head of Development Management that planning permission should be APPROVED.

2. Report Summary

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

- Principle of development
- Design, Scale and Siting
- Impact on neighbour amenity

3. Site Description

The application site is located within a predominantly residential street scene on one of the main road arteries serving the City. The existing property constitutes a small one bed dwelling of single storey form with an integral single garage space at ground floor level and

internal stairs to accommodation at first floor level within the void of the pitched roof. The property shares its access with the Flats at Brookes Court to the south.

4. Planning History

The history below is considered to be relevant to the application.

S/2009/1409	Demolition of single garage and erection of dwelling	Approved – December 2009
14/08157/FUL	2 storey extension vertical extension on existing 1.5 storey footprint	Withdrawn
15/08673/FUL	Increase eaves/ridge height by approx 1.1m to facilitate additional head height at first floor level.	Approved - December 2015

5. The Proposal

The application seeks planning permission for a rear single storey extension that will form a living room on the ground floor. The extension is proposed to measure 3.85m from the rear wall and be 5.8m in width. The extension will measure 5.45m to the ridge of the roof and 1.9m to the eaves.

6. Local Planning Policy

National Planning Policy Framework (NPPF):

- Section 7 - Requiring good design

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring high quality design and place shaping

7. Summary of consultation responses

City Council - No comments received

8. Publicity

The application was advertised by press / site notice and neighbour consultation letters.

3 letters of objection have been received (3 from one household) citing the following material planning considerations:

- Overdevelopment of the site
- Loss of amenity to neighbours
- Not in keeping with character of the area
- Tree Preservation Order replacement

9. Planning Considerations

9.1 Principle of Development

Core Policy 57 states “a high standard of design is required in all new developments, including extensions... Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality”.

The “Creating Places” Supplementary Planning Guidance gives further direction of household extensions –

- Avoid large extensions which overwhelm the original dwelling
- In all circumstances the key principle is that it will still be obvious what part of the building was original, with later extensions being clearly subordinate
- New roof pitches should match those of the existing dwelling but should be of a narrower span achieved by the use of setbacks and a dropped ridge

9.2 Design Scale and Siting

The property shares its access with the flats at 63 Castle Street and was built in land historically associated with the adjacent building. It was formally the location of a garage which was demolished to be replaced by the dwelling.

The existing dwelling is unusual in its scale and general appearance due to its modest footprint but appears in the street scene as a garage outbuilding ancillary to the flats at 63 Castle Road, and thereby fits in with the character and appearance of the area. The building is largely screened by existing boundary treatments when viewed from the street and wider domain.

The extension is proposed to be at the rear of the site and will not be visible from the wider public domain. The materials are proposed to match the existing and will be sympathetic to the existing building. The roof has been designed so that it sits comfortably on the building and matches the current design.

It is not considered that the proposal would result in overdevelopment of the site, there is sufficient garden that will remain. The extensions will not result in any significant increase in floor space to the building and will allow for a ground floor living area. The property has a private rear garden from the flats and is its own independent unit.

It is considered that the development is acceptable in terms of its overall design, scale and siting in relation to the plot and its boundaries with no significant harm resulting on visual amenity.

9.3 Impact on Neighbour Amenity

There has been third party concern regarding the impact of the development that primarily focuses on the overdevelopment of the site and impact on the area which have been dealt with in the previous section of the report and a TPO that no longer exists on the site.

The proposed works will be visible from the flats to the south, however the extension is set further to the east than the flats and as such there will be no views from the extension into the flats. As such the flats privacy will not be affected.

The neighbour to the north, 65 Castle Road, has the potential to be affected by the development. This property has 4 windows that look onto the garden of the application site (2 at first floor and 2 at ground floor level). It is not considered that the development would have any significant impact on the first floor windows and it will not result in the loss of any light into the first floor. With regards to the ground floor windows, they are currently largely screened by a fence. The addition of the extension would not result in any impact in terms of loss of light or privacy into the ground floor windows. Although the extension is tall for a single storey, the design is to create a living room with a high ceiling allowing in natural light. There will be no mezzanine that would result in any overlooking.

The development is not considered to significantly impact upon the neighbour amenity of the flats or neighbouring properties.

10. Conclusion

By virtue of the design, scale, size and materials of the proposed development, the proposal is considered to be acceptable, with no significant impact to neighbouring or visual amenity. It is therefore considered to be in accordance with government guidance contained within the NPPF and Core Policy 57 of the adopted Wiltshire Core Strategy.

RECOMMENDATION: Approve with 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 and documents:

Application Form
Drawing No. 01
Drawing No. 02

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

- 3) The brick and roof tile 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.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no mezzanine or other form of internal floor to create a first floor level shall be constructed in the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

This page is intentionally left blank