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Deadline	23rd November 2010		
Application Number:	S/2010/1265		
Site Address:	74A - 76 CASTLE ROAD SALISBURY SP1 3RR		
Proposal:	CONSTRUCTION OF 11 NEW DWELLINGS, NEW ACCESS AND ROAD, DEMOLITION OF 2 DWELLINGS		
Applicant/ Agent:	JOHN COLEMAN RIBA		
Parish:	SALISBURY CITY COUNCILST FRAN/STRAT		
Grid Reference:	414239.808409423	131625.285990208	
Type of Application:	FULL		
Conservation Area:		LB Grade:	
Case Officer:	MR W SIMMONDS	Contact Number:	01722 434553

Reason for the application being considered by Committee:

Councillor Mary Douglas has requested that this item be determined by Committee due to:

- Scale of development
- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Environmental/highway impact

1. Purpose of Report

To consider the above application and the recommendation of the case officer to APPROVE the development subject to conditions.

Neighbourhood Responses

Twelve letters/emails received objection to the proposal

No letters of support received

No letters of commenting on the application received

City Council Response

None received

2. Main Issues

- Principle of development
- Character and appearance of the area
- Residential amenities of surrounding properties
- Highways implications

3. Site Description

The site relates to the curtilage of two adjoining bungalows (74a and 76 Castle Road), situated immediately to the north of the Co-Operative shop on Castle Road, Salisbury. The bungalows each have existing vehicular access onto Castle Road and their land area (taken together) is approximately 0.2 of a hectare.

The site is bounded on the south by the Co-Operative shop/Goddard's Court building and its curtilage, and the rear garden boundary of number 2 Park Lane. To the rear (south west) of the site is the communal rear grounds area of the flats/apartments of number 4 Park Lane. To the north side of the site are the rear boundaries of the gardens of semi-detached houses on Waters Road.

The application site is entirely within the H8 Housing Policy Boundary of Salisbury.

4. Planning History

06/162	3 new houses, 2 new bungalows and demolition of existing dwelling (74a)	WD	07.02.06
06/374	O/L – 3 new houses, 2 new bungalows (74a)	R	18.04.06
Appeal dismissed			29.8.06
07/1816	O/L -15no 2 bedroom flats at 74a Castle Road.	R	12/11/07

5. The Proposal

The application proposes the demolition of the two bungalows and the erection of 11 new two and three storey dwellings, incorporating a new access onto Castle Road, new internal roadway and associated car parking and turning provision within the site.

6. Planning Policy

The following development plan policies and government guidance are considered relevant to this proposal:

- Local Plan policies G1, G2, G3 D1, D2, H8, TR11, TR14, R2
- PPS1: *Sustainability*; PPS3: *Housing*; PPG13: *Transport* , PPG24

7. Consultations

Highways Officer

No highway objection, subject to Conditions

District Ecologist

No objection, protected species survey not required

Environmental Health

The acoustic report identifies that the site falls within noise exposure category "C" of PPG24. PPG24 states that planning permission should not normally be granted but where it is granted conditions should be imposed to ensure a commensurate level of protection against noise.

Notwithstanding the fact that the site falls within NEC "C" the report demonstrates that it should be possible to ensure satisfactory noise levels inside the properties with the use of appropriate glazing and ventilation. However, with respect to Plots 7-11 this is dependant on the windows serving the properties remaining closed. This is clearly far from ideal where residents will wish to open their windows to allow rapid ventilation particularly in warm weather conditions and is likely to affect amenity. If residents did need to open windows to allow rapid ventilation or allow adequate ventilation in warm weather conditions they would be exposed to noise levels well in excess of the guideline internal noise criteria. The report acknowledges this and accepts that it may be necessary to provide alternative means of ventilation for habitable rooms. I certainly agree that alternative means of ventilation are required for Plots 7 – 11. Plots 1 – 6 will be substantially screened from the road and traffic noise and are significantly further away from the kerb and therefore will not require additional means of ventilation.

The ventilation system for Plots 7-11 needs to be a mechanical system which will allow the occupants to control the degree of ventilation to their needs and comfort.

We therefore recommend that the following conditions are attached to any planning approval:

1. Noise... Construction work shall not begin until a scheme for protecting plots 7-11 from road traffic noise and for the provision of a mechanical ventilation system has been submitted to and approved by the Local Planning Authority; all works which form part of the scheme shall be completed before the development is occupied.
2. Construction... No construction work shall take place on Sundays or Bank Holidays or outside the hours of 07:30 to 18:00 on weekdays and 08:00 to 13:00 on Saturdays. This condition shall not apply to the internal fitting out of the building.

Environment Agency

No objection, subject to Condition and Informatives

Wessex Water

No objection

Salisbury City Council

No response received

Southern Planning Committee 28/10/10

8. Publicity

The application was advertised by neighbour notification letters and site notices

Publicity expiry date 07.10.2010

12 letters/emails of objection/concern. Reasons include:

- Overdevelopment of site (too many dwellings)
- Additional traffic generation detrimental to Highway safety
- Proposed access unsafe for pedestrians and road users
- Overshadowing
- Air and noise pollution
- Not in-keeping with surrounding properties
- Excessive scale and height of the proposed buildings
- Insufficient parking provision within the site
- Reduction in the security of the rear boundaries of properties in Waters Road

9. Planning Considerations

9.1 Principle of development

The application site comprises the adjoining curtilages of two existing bungalows (74a and 76 Castle Road), situated immediately to the north of the Co-Operative shop on Castle Road, Salisbury. The bungalows each have existing vehicular access onto Castle Road and their land area (taken together) is approximately 0.2 of a hectare.

The application site is entirely contained within the H8 Housing Policy Boundary (HPB) of Salisbury, in respect of which the Local Plan states:

Except as provided by the other policies of the Local Plan, residential development will be permitted within the Housing Policy Boundary of Salisbury.

Planning Policy Statement 3 (PPS3) 'Housing' dated June 2010 sets out the national planning policy framework for delivering the Government's housing objectives. PPS3 outline how, in general, in determining planning applications, Local Planning Authorities should have regard to:

- Achieving high quality housing
- Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people
- The suitability of a site for housing, including its environmental sustainability
- Using land effectively and efficiently.

The principle of the redevelopment of the application site for an increased density of housing is considered acceptable, subject to other considerations in respect of scale, design, massing, impact on neighbour amenity, impact on the character of the area, Highway considerations etc.

9.2 Character & appearance of the area

The proposal consists of five new dwellinghouses (one pair of three-storey semi-detached houses and a terraced row of three, two and three-storey houses) approximately parallel to the road frontage of Castle Road, a new access into the site off of the area of the mini roundabout with a shared surface roadway running into the site (between the new frontage housing) to a terraced row of six new two and three-storey houses behind.

Therefore a total of eleven new dwellinghouses are proposed (representing a net increase of nine dwellings within the site).

The proposal includes a new internal roadway, turning area and off street parking provision for 22 cars within the site. All of the proposed dwellings are houses and have private outdoor amenity space in the form of enclosed gardens, a paved outdoor patio area and a detached timber garden outbuilding.

The surrounding area consists of a variety of housing types, together with the Co-Operative shop immediately to the south west of the application site. There are flats above the Co-Op (known as Goddard's Court), large single dwellinghouses and converted large houses now occupied as flats/apartments along Park Lane, relatively large semi-detached early twentieth century houses on the opposite (east) side of Castle Road, and a development of local authority and ex-local authority housing semi-detached housing in Waters Road to the north and west.

The site is physically bounded on the south by the Co-Operative shop/Goddard's Court building and its curtilage, and the rear garden boundary of number 2 Park Lane. To the rear (south west) of the site is the communal rear grounds area of the flats/apartments of number 4 Park Lane. To the north side of the site are the rear boundaries of the gardens of semi-detached houses on Waters Road.

9.3 Density of the proposed development

A principal concern of some neighbours has been the density of development on the site, which constitutes an increase from two bungalows to eleven dwellinghouses. Whilst the Government's previous minimum density targets have been repealed under the new PPS3 (June 2010), the guidance does include objectives for using land effectively and efficiently.

The proposed layout of development on the site presents the first four dwellings parallel to the Castle Road street scene (in-keeping with the majority of existing dwellings along Castle Road), whereas the siting of the remaining terraced row of dwellings away from the road (via the internal access roadway) prevents the development from appearing cramped when viewed from the street scene.

Each of the proposed dwellings has its own separate access, enclosed private garden with paved patio area, detached timber garden outbuilding and two off street parking spaces. In this respect it is considered the proposed dwellings provide a reasonable amount of internal living space and external private amenity area and as such the density of the proposed development is not likely to adversely affect the living conditions of the future occupiers of the properties or have an adverse impact on the existing character of the immediate and wider surrounding area.

The scale and design of the proposed dwellings has been carefully designed and detailed to provide an integration between the three-storey height and overt mass of the adjoining Co-

Op/Goddard's Court building to the south, the two-storey semi-detached dwellings of Waters Road to the immediate north, and the older and larger two storey semi-detached houses on the opposite side of Castle Road. In this respect it is considered the proposed development achieves a 'tapering-down', unifying effect and a balance between the height, scale, mass and form of the varied and opposing characters of the surrounding buildings.

9.4 Residential amenities of surrounding properties

The site is physically bounded on the south by the Co-Operative shop/Goddard's Court building and its curtilage, and the rear garden boundary of number 2 Park Lane. To the rear (south west) of the site is the communal rear grounds area of the flats/apartments of number 4 Park Lane. To the north side of the site are the rear boundaries of the gardens of semi-detached houses on Waters Road.

The layout of the proposed development has been designed to minimise the impact on the amenity of neighbours through overlooking and overshadowing. In particular, the northernmost proposed dwelling along the Castle Road street frontage has been specifically designed to protect the amenity of the occupiers of the closest neighbouring dwellings in Waters Road by means of a reduced roof height and mass, the internal layout (and consequent external fenestration) is arranged so that there are no side (north) facing windows above ground floor level, and first floor windows are limited to two rooflight windows only.

In respect of the proposed terraced row of six houses towards the rear of the site, the dwellings on either end are restricted to two stories to minimise oblique overlooking of existing neighbouring properties and gardens on the north and south sides of the site. To the rear (south west) of the site, beyond the approximately 11.2m long rear gardens, are the communal rear grounds area of the flats/apartments of number 4 Park Lane.

Taking into consideration the existing, relatively well built-up residential character of the immediate surrounding area where there is an inevitable existing degree of mutual overlooking between existing properties, it is considered the proposed development would not unduly disturb, interfere, conflict with or overlook adjoining dwellings or uses to the detriment of existing occupiers.

Members will note the comments of the Council's EHO regards the applicants noise assessment. Suitable conditions are therefore suggested below, in order to mitigate the impacts of noise and fumes with regards future occupiers of the dwellings.

9.5 Highways implications

The proposal provides off street parking for two cars per proposed dwelling and covered cycle parking (within the timber garden outbuildings) at a ratio of 2 covered spaces per residential unit in accordance with the cycle parking standards set out within Appendix VI of the adopted Local Plan (policy TR14).

Following additional consultation and a meeting with the Highways officer, the applicant has submitted an amended site plan which revises the access proposal from a formal roadway entrance off of the existing mini roundabout to a simple footway crossover with dropped kerb onto Castle Road. The amended plan thereby maintains the continuity of the existing pavement and designated cycle path along the west side of Castle Road, and addresses third party concerns in respect of the interruption of the existing pavement and cycle path, whilst maintaining a suitable form of access to serve the site.

The Highways Officer raises no objection to the proposal and revised access arrangements subject to Conditions.

9.6 Recreational open space provision

The appropriate financial contribution as required by Local Plan policy R2 has been requested of the owner.

9.7 Other matters

Concerns have been raised by third parties that the proposal would have implications for the security of the rear boundaries of properties in Waters Road. Whilst the proposed redevelopment of the site constitutes an intensification of the existing residential use of the land, the proposal remains in residential use and, it is considered, there is no reason to suggest that the security of existing boundaries would be compromised. Furthermore, if the site is occupied more intensively as a result of the proposed scheme, it is likely there would be more incidental surveillance within the site (from the higher number of occupants living there) and as such it could be argued the security of the boundaries with adjoining neighbouring properties would thereby be increased.

Wessex Water have raised no objection to the development, and no substantial information has been provided to indicate that the existing sewerage infrastructure is insufficient to provide for the additional dwellings.

Concern has been expressed by third parties with regards to loss of property value and potential affects of construction traffic. However, these are not material planning considerations which can be taken account of in planning decisions when they only concern private interests.

10. Conclusion

The proposal would make efficient use of land in an area where the principle of residential development is acceptable, and the design would be appropriate to the character and appearance of the area. Subject to conditions, there would be no significant adverse impacts to highways safety or the residential amenities of surrounding properties. The development would therefore accord with the aims and objectives of the development plan, having particular regard to Local Plan policies G1, G2, D1, D2, H8, TR11, TR14 and R2, and the aims and objectives of PPS1, PPS3 and PPG13 and there are no other material considerations which would make the development otherwise unacceptable.

Recommendation

It is recommended that planning permission is GRANTED for the following reasons:

The proposal would make efficient use of land in an area where the principle of residential development is acceptable, and the design would be appropriate to the character and appearance of the area. Subject to conditions, there would be no significant adverse impacts to highways safety or the residential amenities of surrounding property. The development would therefore accord with the aims and objectives of the development plan, having particular regard to Local Plan policies G1, G2, D1, D2, H8, TR11, TR14 and R2, and there are no other material considerations which would make the development otherwise

unacceptable.

Subject to the owner entering into a legal agreement with the Council in respect of the provision of recreational open space in accordance with the requirements of Policy R2.

And subject to the following conditions:

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. As amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2) Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development.

Policy D1 & D2

- 3) No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- (a) details of trees and hedgerows to be retained, together with measures for their protection in the course of development;
- (b) all species, planting sizes and planting densities,
- (c) hard surfacing materials;
- (d) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc).

Reason: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

Policy D1 & D2

- 4) No development shall commence on site until details of the design and external appearance of all fences, gates, walls, and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied.

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

Policy D1 & D2

- 5) 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 occupied until surface water drainage has been constructed in accordance with the approved scheme.

Reason: To ensure that the development can be adequately drained.

Policy G3

- 6) Notwithstanding the provisions of Classes A to E of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwellings nor the erection of any structures within the curtilages unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: In the interests of visual and neighbouring amenity.

- 7) No construction or demolition work shall take place on Sundays or public holidays or outside the hours of 0730 to 1800 weekdays and 0800 to 1300 on Saturdays. This condition shall not apply to the internal fitting out of the buildings.

Reason: In the interests of neighbouring amenity.

Policy G2

- 8) Construction work shall not begin until a scheme for protecting plots 7-11 from road traffic noise and for the provision of a mechanical ventilation system has been submitted to and approved by the Local Planning Authority; all works which form part of the scheme shall be completed before the development is occupied.

REASON: In the interest of the amenities of future occupiers

Policy G2

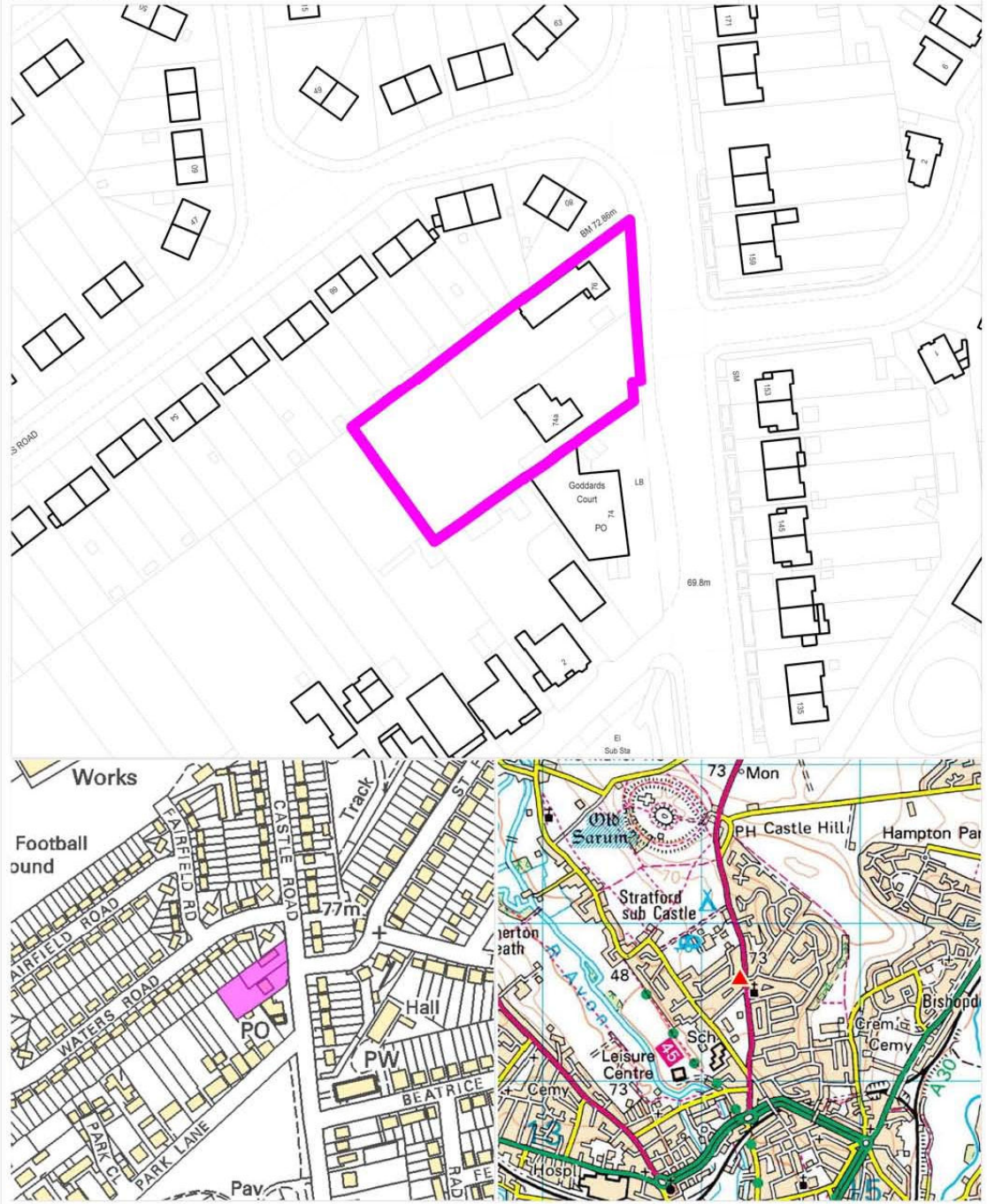
Informatives:

The applicant's attention is directed to the water efficiency, sustainable construction, pollution prevention during construction and waste management informatives set out within the consultation response letter from the Environment Agency dated 08.09.2010.

CONSTRUCTION OF 11 NEW DWELLINGS, NEW ACCESS AND ROAD, DEMOLITION OF 2 DWELLINGS

S/2010/1265

Site Visit:



Wiltshire Council
Where everybody matters

74A - 76 CASTLE ROAD, SALISBURY

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