

<b>Date of Meeting</b>	1 <sup>st</sup> September
<b>Application Number</b>	16/05036/FUL
<b>Site Address</b>	Flat 1 & Flat 2 Brooks Court 63 Castle Road Salisbury Wiltshire SP1 3RN
<b>Proposal</b>	Single storey extension to Flat 1, Sun Room added to Flat 2 and associated internal alterations
<b>Applicant</b>	Mrs Julie Waters
<b>Town/Parish Council</b>	SALISBURY CITY
<b>Electoral Division</b>	ST FRANCIS AND STRATFORD – (Councillor Mary Douglas)
<b>Grid Ref</b>	434319 131093
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	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14/08157/FUL	2 storey extension vertical extension on existing 1.5 storey footprint	Withdrawn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.