

Date of Meeting	23 February 2017
Application Number	16/11241/OUT
Site Address	142 Netherhampton Road Salisbury Wiltshire SP2 8LZ
Proposal	Demolish and erect pair of semi detached 3 bed houses and 2no. detached houses (Resubmission of 16/07471/OUT)
Applicant	Mr J Sandford
Town/Parish Council	SALISBURY CITY
Electoral Division	SALISBURY HARNHAM – Cllr Brian Dalton
Grid Ref	412946 129201
Type of application	Outline Planning with all matters reserved except for access, layout and scale.
Case Officer	Warren Simmonds

Reason for the application being considered by Committee

The application has been called-in to Committee by Cllr Dalton citing concerns in respect of the scale of the development, relationship to adjoining properties and environmental/highway impacts.

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 outline planning consent be approved subject to the Conditions set out at the conclusion of the report.

2. Report Summary

The main considerations in the determination of this application include:

- Principle of the proposed development
- Scale, design & layout
- Access, parking and Highways considerations
- Impact on the amenity of neighbours
- Impact on the character and appearance of the surrounding area

Salisbury City Council objects to the application on grounds of overdevelopment and a lack of parking.

Seven representations were received from third parties, each were in objection to the proposed development. Grounds for objection included unsuitable access, insufficient parking provision, adverse impact on the amenity of neighbours and overdevelopment.

3. Site Description

The application site consists of the residential curtilage of number 142 Netherhampton Road, Salisbury. The site is occupied by an extended, detached two-storey dwellinghouse with vehicular access off Netherhampton Road. The existing property has a relatively long rear garden extending to the North.

4. Relevant Planning History

16/07471/OUT	Demolish and erect pair of semi detached 3 bed houses and 2no. detached houses	Application Withdrawn
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5. The Proposal

The application is for outline planning consent (with matters of appearance and landscaping reserved) proposes the redevelopment of the land by the demolition of the existing detached dwelling and the erection of four new dwellings, consisting of 1 x pair of 3 bed semi detached houses (facing onto Netherhampton Road) and 2 x detached 2 bed houses (onto Tylers Close). All proposed dwellings are provided with off-street parking accessed off Tylers Close.

6. Planning Policy

Wiltshire Core Strategy Core Policies CP1 (Settlement Strategy), CP2 (Delivery Strategy), CP20 (Spatial Strategy: Salisbury Community Area), CP50 (Biodiversity and Geodiversity), CP57 (Ensuring high Quality Design and Place Shaping), CP58 (Ensuring the Conservation of the Historic Environment), CP63 & CP64 (Demand Management)

Saved SDLP policy H8 (as saved at Appendix D of the WCS)

NPPF & NPPG

7. Summary of consultation responses

WC Highways – No Highway objection

WC Waste Services – No response received

WC Drainage officer – Support, subject to Conditions

WC Ecology – No comment

WC Archaeology – No objections

Salisbury City Council – Object to the application on grounds of overdevelopment and a lack of parking

8. Publicity

The application was publicised via neighbour notification letters and a site notice. Seven representations were received from third parties, each were in objection to the proposed development. Grounds for objection included unsuitable access, insufficient parking provision, adverse impact on the amenity of neighbours and overdevelopment.

9. Planning Considerations

Principle of the proposed development

The National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise (NPPF para.12). The NPPF also makes it clear that planning should be genuinely plan-led, providing a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency (para.17).

In this respect the proposed development is considered against the policies of the WCS below:

Core Policy 1 of the WCS identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire.

In line with CP1, CP2 (the delivery strategy) seeks to deliver future development in Wiltshire between 2006 and 2026 in the most sustainable manner by making provision for new employment land and new homes.

Within the limits of development, as defined on the policies maps, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

CP20 details how Salisbury has experienced a historic undersupply of housing over recent years.

Sustainable growth with employment development alongside new housing is therefore needed in Salisbury whilst ensuring that no harm comes to the natural and built environment.

The proposed development constitutes residential re-development within the defined limits of development and is therefore considered acceptable in principle (within the broadest planning policy context).

Additionally, saved SDLP local plan policy H8 states *'Except as provided by the other policies of the Local Plan, residential development will be permitted within the Housing Policy Boundary of Salisbury.'*

The proposed development is below the threshold for triggering requirements in respect of the provision of affordable housing, education, waste or recreational open space contributions.

Scale and layout

The application proposes a pair of semi-detached two storey dwellings at the Southern end of the site, fronting onto Netherhampton Road. Netherhampton Road contains a varied mix of housing types, including detached, semi-detached and single storey dwellings. To enable sufficient parking provision for the proposed semi's, whilst retaining a suitably characteristic set back distance from the road to the front (in accordance with the established pattern of existing adjacent properties), vehicular access and off street parking for the semi's is set to the rear (accessed off Tylers Close). The proposed pair of semi's are considered appropriate in terms of their scale, mass and positioning within the street scene.

The Northern end of the application site is severed from the proposed pair of semi's and sub-divided to provide two plots, each for a detached two bedroom house with off-street parking (accessed via Tylers Close). The dwellings are of relatively small scale and of single storey form (with accommodation at first floor level within the roof void). Taking into consideration the proportions and scale of nearby existing dwellings (and their relative plot sizes), the proposed two detached dwellings are considered to be reasonably and appropriately proportioned. In officers' opinion the overall redevelopment of the site for four dwellings does not amount to an overdevelopment of the site.



Access, parking and Highways considerations

The proposed development provides a suitable level of off-street parking provision for each of the proposed dwellings – the Highways officer raises no Highway objection to the proposal.

All of the vehicular accesses come off Tylers Close. Tylers Close is in private ownership and permission from the owner(s) of the land would be required to utilise the Close to access the properties, however this issue constitutes a private, civil matter between landowners and does not constitute a material consideration in the determination of this planning application.

Should this application be granted planning consent, such consent would not convey any legal or civil rights or permission to access the properties or land from Tylers Close.

Impact on the amenity of neighbours

It is considered the proposed pair of semi-detached houses, being set further away from the closest adjoining dwelling at number 144 Netherhampton Road, and projecting less distance to the rear than the existing dwelling, would have a reduced impact on the amenity of the neighbouring property.

The proposed detached two bed dwellings are of single storey form with accommodation at first floor level within the roof void. Taking into consideration the existing substantial boundary treatments to the western and northern boundary of the site, and the distance, orientation and general relationship between the application site and existing neighbouring properties, it is considered the proposed two detached dwellings would not result in undue impacts on the amenity of neighbours through overshadowing.

In respect of third party concerns and the potential for existing properties to be unduly overlooked by the proposed new dwellings, taking into consideration that the application is for outline planning consent (and that details for of the final design of the dwellings would form part of a subsequent reserved matters application, whereby a suitable design and additional Conditions can be imposed on any consent granted to control windows serving the accommodation at first floor level within the two detached houses), officers consider there is no reason why the proposed development would ultimately result in the undue overlooking of neighbouring properties when such issues would be addressed at the reserved matters stage at which point if undue overlooking was considered likely from the detailed proposals put forward at the time, the reserved matters application could be suitably amended or refused planning consent.

Impact on the character and appearance of the surrounding area

By reason of the appropriate scale and layout of the proposed development it is considered the proposal accords with the character and appearance of the local area and would integrate satisfactorily. The application is outline, therefore the final design and materials for the proposed dwellings would be the subject of a subsequent application for reserved matters.

Archaeology

The Council's Archaeologist has assessed the proposal and raises no objection.

Ecology

The Council's Ecologist has assessed the proposal and makes no comment.

10. Conclusion

The proposed development is considered accordant with relevant local plan and national planning policy guidance.

RECOMMENDATION

It is recommended the application be approved, subject to the following Conditions:

1. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- (a) The external appearance of the development;

- (b) The landscaping of the site;

The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

3. An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4. The development shall be carried out in general accordance with the following plans:

Drawing number 8392/300 revision B dated November 2016, as deposited with the local planning authority on 05.01.2017, and

Drawing number 8392/302 dated November 2016, as deposited with the local planning authority on 17.11.2016, and

Drawing number 8392/301 dated July 2016, as deposited with the local planning authority on 17.11.2016.

REASON: For the avoidance of doubt

5. No development shall commence on site until a scheme for the discharge of foul water from the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

6. 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 together with permeability test results to BRE365 with location of ground water levels, 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: To ensure that the development can be adequately drained

7. The development shall not commence on site until a scheme for access/egress and property flood resilience has been submitted to and approved in writing by the Local planning Authority

REASON: To ensure adequate mitigation against flooding

