

Date of Meeting	19 October 2017
Application Number	17/07765/VAR
Site Address	Shaftesbury Drove Harnham Salisbury Wiltshire SP2 8QH
Proposal	Variation of Condition 2 of 13/05402/FUL relating to approved plans.
Applicant	Mr Neil Lickiss
Town/Parish Council	SALISBURY CITY
Electoral Division	SALISBURY HARNHAM – Cllr Brian Dalton
Grid Ref	413340 128359
Type of application	Full Planning
Case Officer	Warren Simmonds

Reason for the application being considered by Committee

The application has been called-in to Committee by Cllr Brian Dalton due to concerns in respect of car parking and access and amenity considerations.

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 approved, subject to the Conditions set out at the conclusion of this report.

2. Report Summary

1. Principles and policies
2. Design and impact on wider area
3. Impact on Neighbour amenity
4. Highways and parking issues

Salisbury City Council raise concerns in respect of parking provision and Highways, neighbour amenity and scale and design.

Eight representations were received from third parties, each in objection to the proposed variation on grounds including:

- Access and parking provision concerns (garages used for storage not parking)
- Revised design of buildings out of keeping with the character of the surrounding area
- Concerns with respect to privacy and overlooking from rooflight windows

3. Site Description

The application site consists of approximately 0.17ha site on which the former Telephone Repeater Station building (TRS) was situated. The site is currently a construction site for the development of six dwellings (planning approval 13/05402/FUL) where the southernmost two detached dwellings have been substantially constructed (roofs under construction at the time of writing this report) and the 2 x pairs of semi detached dwellings within the site are also under construction (approaching ground floor ceiling height at the time of writing this report).

The site is accessed from Shaftesbury Drove at the southern end.

The application site is surrounded on all sides by existing residential development (consisting of properties on Harnwood Road to the east and north, properties accessed via Shaftesbury Drove to the west and south).

A byway runs east/west along Shaftesbury Drove to the south of the application site.

4. Relevant Planning History

13/05402/FUL	The demolition of existing telephone repeater station and development of two 4 bedroom and four 3 bedroom houses, with associated access, car parking and landscaping	APPEAL ALLOWED
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5. The Proposal

The application seeks to vary Condition 2 (approved plans) of planning approval 13/05402/FUL to allow the following amendments:

- (i) Introduction of garages between plots 4 & 5 where parking spaces were previously shown
- (ii) Construction of a garage and car port for plot 6 (where previously a car port was shown)
- (iii) The addition of single storey rear extensions to plots 3, 4 & 5
- (iv) Minor amendments to window sizes and the inclusion of 4 x rooflight windows within the rear (East) facing roof slopes of plots 3 to 6
- (v) Amendments to roof forms and detailing

6. Local Planning Policy

Wiltshire Core Strategy Core Policies CP1, CP2, CP20, CP57 & CP64
NPPF & NPPG

7. Summary of consultation responses

WC Highways – No Highway objection, subject to Condition
Public Protection – No response received

Salisbury City Council - raise concerns in respect of parking provision and Highways, neighbour amenity and scale and design.

8. Neighbourhood Responses

Eight representations were received from third parties, each in objection to the proposed variation on grounds including:

- Access and parking provision concerns (garages used for storage not parking)
 - Revised design of buildings out of keeping with the character of the surrounding area
- Concerns with respect to privacy and overlooking from rooflight windows

9. Planning Considerations

The application seeks to vary Condition 2 (approved plans) of planning approval 13/05402/FUL to allow amendments as follows:

9.1 Introduction of garages between plots 4 & 5 where parking spaces were previously shown and the construction of a garage and car port for plot 6 (where previously a car port was shown)

The application proposes the construction of adjoining single storey garages between plots 4 and 5, and the construction of a detached single garage with adjoining car port (serving plot 6) at the NW end of the site. Concerns have been raised that the proposed garages will displace parking provision, leading to insufficient parking provision within the site.

The Highways officer has assessed the proposal and raises no Highway objection.

The Highways officer has clarified the reason that current parking standards require a garage to meet the minimum internal size requirement of 6m x 3m is to ensure that there is sufficient room for an average sized family car, a cycle and some storage provision. He would not therefore in this case require a Condition that the garages are used/kept available solely for the purposes of parking vehicles.

With regard to the passing bay, the Highways officer notes that no highway concerns were raised in respect of its provision on the earlier approved application and does not now wish to object to its proposed similar use on the current proposal.

9.2 The addition of single storey rear extensions to plots 3, 4 & 5

Rear single storey extensions are proposed to the rear of plots 3, 4 & 5. The proposed extensions are of modest single storey scale and appropriate design & materials. Being located at the rear of the dwellings, in a area of land set down in level relative to adjoining houses and gardens to the north and east, it is considered the proposed extensions would not have an undue impact on the amenity of neighbours.

It is considered the scale of the proposed extension, taken together with the scale of the new dwellings to which they would attach, would leave sufficient outdoor amenity space remaining for the subject dwellings.

9.3 Minor amendments to window sizes and the inclusion of 4 x rooflight windows within the rear (East) facing roof slopes of plots 3 to 6

The application proposes the insertion of a single rooflight window within the rear (east) facing roof slope of plots 3, 4, 5 & 6 (therefore 4 x rooflights in total) to serve en-suite shower rooms at second floor level.

Permitted development rights for the insertion of additional rooflight windows were restricted by the consent granted by the Planning Inspector in order that that express planning permission should be sought for any windows in the east facing roof slopes so that they may be considered on their merits through the submission of a planning application.

The proposed rooflight windows are of modest scale and would serve en-suite shower rooms only (i.e. not habitable rooms). Additionally, the applicant has stated his acceptance that the proposed rooflights should be obscure glazed to protect the privacy and amenity of existing dwellings to the east.

Taking into consideration the above, and taking into consideration the distance, relationship and significant difference in ground levels between the application site and the closest adjoining dwellings to the east, it is considered the proposed rooflight windows (obscure glazed) would not have undue impacts on the privacy and amenity of existing neighbours.

9.4 Amendments to roof forms and detailing

Also proposed are minor changes in the design of fenestration of plots 3 to 6 and the previously proposed partially cropped gables are omitted in the current proposal:



Plots 3 to 6 as previously approved



Plots 3 to 6 as currently proposed

Plots 3 to 6 are situated within the application site, at a lower ground level than existing properties to the east and partially screened in views from The Drove to the south by plots 1 and 2. There are a belt of mature trees along the western boundary of the site which also provide screening within the immediate and wider surrounding area. The proposed amendments to fenestration and roof design would not have adverse impacts on the character of the surrounding area or the wider landscape.

10. Conclusion

The proposed amendments do not raise issues in terms of Highway safety or parking and access provision. The proposed amendments are considered compatible in terms of their scale, design and materials and would not result in undue impacts on the amenity of neighbours, the existing character of the surrounding area or the wider landscape.

RECOMMENDATION

Officer's recommend the approval of the application, subject to the following Conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 3071-P-12A, 3071-P-11, 3071-P-06A, 3071-P-10A, 3071-P-09A, 3071-P-08A and 3071-P-07A.

Reason: For the avoidance of doubt and in the interests of proper planning

2. The garages provided for plots 3, 4, 5 and 6 shall have minimum internal dimensions of 3m wide by 6m long.

Reason: To ensure that there is sufficient room for an average sized family car, a cycle and some storage provision.

3. Demolition or construction works shall not take place outside 0730 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays nor at any time on Sundays and Bank or Public Holidays. No burning of waste shall take place on the site during the demolition or construction phase of the development.

Reason: In the interests of amenity

4. No part of the development hereby permitted shall be first occupied until the access, turning area, parking spaces, garages and passing place alongside Shaftesbury Drove have been completed in accordance with the details shown on the approved plans. The turning area, parking spaces and passing place shall be retained for those purposes at all times thereafter.

Reason: In the interests of Highway safety.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) no windows, dormer windows or roof lights other than those shown on the plans hereby approved shall be inserted on the east facing roof-slope of units 3, 4, 5 or 6 or on the north facing roof-slope of units 1 or 2 or above ground floor level in the north facing elevation of unit 6. The unit numbers are those shown on drawing no. 3071-P-12A.

Reason: In the interests of amenity, to ensure that any future proposals for windows in these areas can be assessed on their merits through the consideration of an application for planning consent in that respect.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the garages hereby permitted shall not be converted to habitable accommodation.

Reason: To ensure that garages are preserved and remain available for the parking of motor vehicles and ancillary cycle storage.

7. Before the development hereby permitted is first occupied the rooflight windows in the rear (east facing) elevation/roof plane of plots 3, 4, 5 and 6 shall be glazed with obscure glass only and these windows shall be permanently maintained with obscure glazing at all times thereafter.

REASON: In the interests of residential amenity and privacy.