

REPORT OUTLINE FOR AREA PLANNING COMMITTEES**Report No.**

Date of Meeting	08 March 2018
Application Number	17/10559/OUT
Site Address	34 Park Lane Salisbury Wiltshire SP1 3NP
Proposal	Outline planning application for demolition of existing five bedroom detached bungalow and replacement with two detached chalet style dwellings and a single block containing four apartments.
Applicant	Mr R Job
Town/Parish Council	SALISBURY CITY
Electoral Division	ST FRANCIS AND STRATFORD – Cllr Mary Douglas
Grid Ref	414165 131522
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 Mary Douglas citing concerns in respect of visual impact upon the surrounding area, relationship to adjoining properties and design – bulk, height and general appearance.

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
- Indicative scale, design & layout
- Access, parking and Highways considerations
- Impact on the amenity of neighbours
- Impact on the character and appearance of the surrounding area
- Impact on protected trees

Salisbury City Council object to the application on the grounds of loss of trees and habitat, over development, and loss of neighbour amenities and privacy.

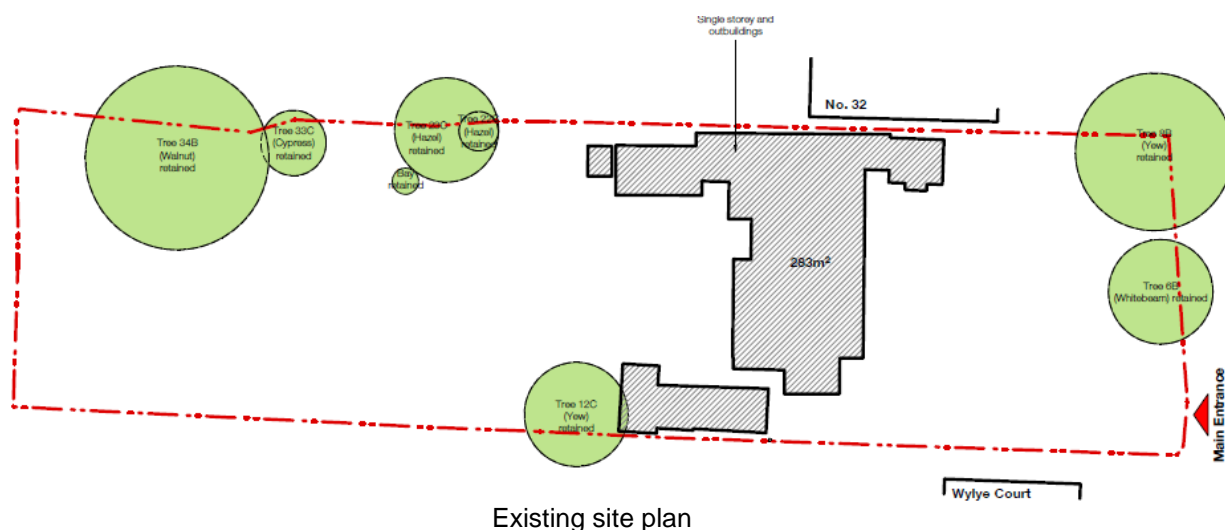
Four representations were received from third parties, each were in objection to the proposed development. Grounds for objection included unsuitable access, insufficient detail of proposals, design/scale of buildings out of keeping, loss of trees, traffic increase, adverse impact on the amenity of neighbours and overdevelopment.

3. Site Description

The application site consists of the residential curtilage of number 34 Park Lane, Salisbury. The site is occupied by an extended, detached single-storey dwellinghouse with vehicular access off Park Lane. The existing property has a relatively long rear garden extending to the North West – the area of the application site is approximately 2000 square metres.



Existing bungalow indicated with red arrow



Existing site plan

4. Relevant Planning History

None relevant

5. The Proposal

The application is for outline planning consent with all matters reserved and proposes the redevelopment of the land by the demolition of the existing detached dwelling and the erection of two detached chalet style dwellings and a single two storey block containing four apartments.

The application therefore seeks to establish ONLY the principle of the residential redevelopment of the site for the specified number and type of dwellings (2 x detached chalet style dwellings and a single two storey block comprising of four apartments). All submitted proposed drawings are indicative only in terms of layout, scale and design.

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, subject to Conditions

WC Housing Officer – No affordable housing provision or contribution required

WC Public Protection – No objection, subject to Conditions

Tree officer – No objection to revised scheme (subject to Condition)

WC Ecology – No objections

WC Archaeology – No objections

Salisbury City Council – Object to the application on the grounds of loss of trees and habitat, over development, and loss of neighbour amenities and privacy.

8. Publicity

The application was publicised via neighbour notification letters and a site notice. Four representations were received from third parties, each were in objection to the proposed development. Grounds for objection included

- unsuitable access
- insufficient detail of proposals
- design/scale of buildings out of keeping
- loss of trees
- traffic increase
- adverse impact on the amenity of neighbours and overdevelopment.

9. Planning Considerations

9.1 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.

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.

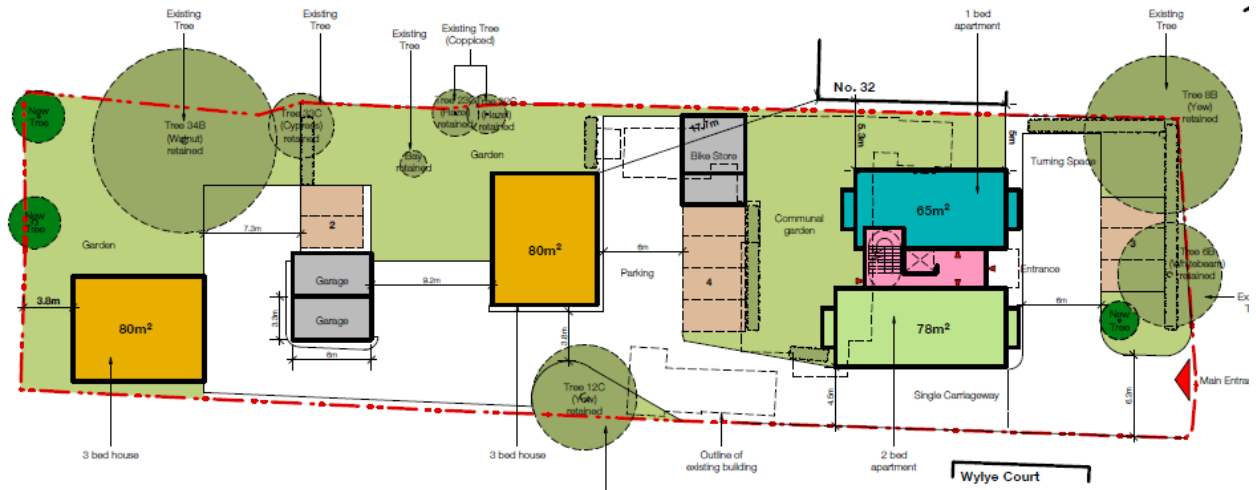
The proposed development constitutes residential re-development within the defined limits of development and is therefore considered acceptable in principle (within the broadest planning policy context).

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.'*

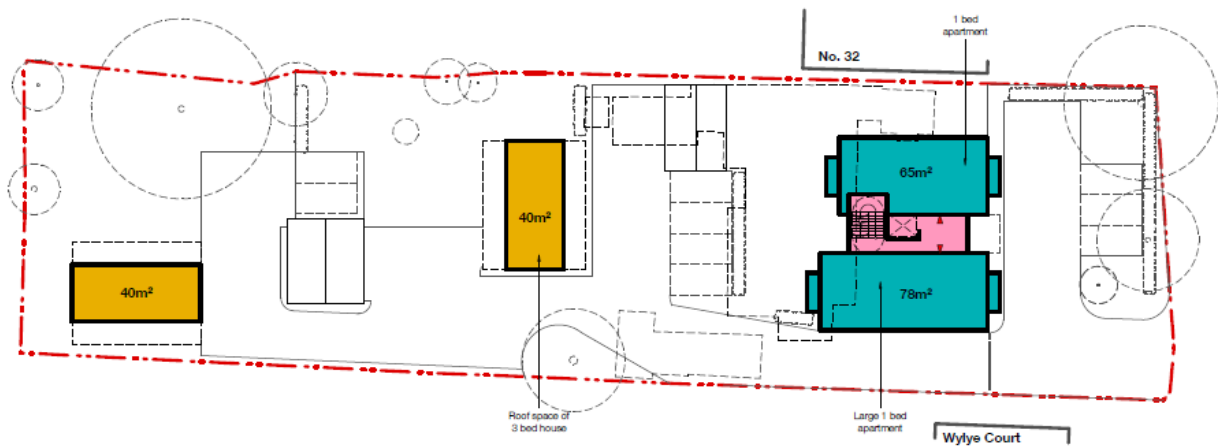
The proposed development is below the threshold for triggering requirements in respect of the provision of affordable housing, education, waste or recreational open space contributions.

9.2 General design matters

The application proposes a pair of detached chalet style dwellings and a two storey block containing four apartments. Park Lane comprises a varied mix of housing types, including detached, semi-detached, multi-storey apartments and single storey dwellings. The proposed two storey block indicatively situated towards the front of the site (approximately following the front building line of existing neighbouring properties) is considered appropriate in terms of its scale, mass and positioning within the street scene. The proposed two detached chalet style dwellings are indicatively set back within the site and by reason of their modest scale and position to the rear of the two storey apartment block, would not be prominent in views within the street scene.



Indicative site layout (ground floor & first floor)



Generally the proposed dwellings are considered to be of appropriate scale and form. Taking into consideration the proportions and scale of nearby existing dwellings and developments (and their relative plot sizes), the proposed development is considered to be reasonably and appropriately proportioned. In officers' opinion the overall redevelopment of the site for 6 dwellings would be difficult to justify as an overdevelopment of the site, given that many of the adjacent properties have been redeveloped for multiple units of accommodation. As the application before the Council is in outline only with ALL matters reserved, a refusal of the scheme based on concerns regarding the indicative suggested layout would be difficult to justify, in officers' opinion.

However, notwithstanding the above, whilst officers consider that some form of development similar to the four apartments (in a single two storey block) as shown on the indicative plan is likely to be acceptable, officers remain somewhat concerned about the provision of two detached chalet style dwellings positioned as shown on the indicative plan, with particular regard to neighbour amenity. This matter is covered elsewhere in this report.

Impact on the amenity of neighbours

Whilst the application is outline with all matters reserved, concerns have been raised by immediate neighbours that the proposed development would lead to undue impacts on the amenity of neighbours via overlooking and overshadowing and the generation of noise and disturbance.

Taking into consideration the application is for outline planning consent (and that details for of the final layout and 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 proposed dwellings), Officers consider there to be no reason **in principle** to conclude that the residential redevelopment of the site for the specified type and number of dwellings would necessarily result in undue impacts on the amenity of neighbours.

However, without detailed designs and elevations to the contrary, officers do consider that the proposed development as indicatively set out may possibly result in the undue overlooking of neighbouring properties, with particular regard to the proposed chalet bungalows, and in particular, the proposed dwelling located to the rear of the site, close to the boundaries with adjacent established properties in Waters Road. It appears to officers that this dwelling may be able to be repositioned away from these boundaries, together with a rearrangement of the proposed parking areas.

Consequently, an approval of this outline scheme would not be approving the indicating layout. These design matters 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 consent at that time. Thus a refusal of this current outline application on the basis of the likely impact of the indicative scheme layout, may well be difficult to justify at appeal.

Access, parking and Highways considerations

The proposed development has been indicatively demonstrated to provide an acceptable access and a suitable level of off-street parking provision for each of the proposed dwellings. Consequently the WC Highways officer raises no Highway objection to the proposal, and indicated that:

“.....I understand that the above matters can be considered in more detail at the full application stage. I confirm that I do not object in principle to an access onto Park Lane and I am of the opinion that the site could accommodate the required parking, turning and access arrangement necessary to accommodate up to 6 dwellings..”

Tree protection

The Council's Tree Officer has visited the application site and raises no objection to the revised indicative drawings which make provision for the retention of important trees within the site. The protection of the trees is ensured through the provision of the existing Tree Protection Order and can additionally be secured by a Condition requiring that works are carried out in accordance with the submitted Tree Protection plan/report. It will therefore be for any future applicant to convince the Council that a suitable scheme for residential

development can be adequately accommodated on the site, without having a detrimental impact on the protected trees, or neighbouring amenity in general.

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

This is a large elongated site located within the housing policy boundary, and adjacent to other similar sites which have been developed over the years for multiple residential units. In principle, the development of the site for 6 dwellings is therefore considered to be acceptable.

The concerns of the third parties are noted and have been taken into account. However, the Council's highways officers have no issues with the scheme, and in terms of issues arising from overall design matters, the issues and concerns raised by the various third parties are noted and understood. However, as this scheme is in outline only, with all matters reserved, it is possible that general amenity issues will be able to be resolved at a future reserved matters stage. Thus, a refusal of this current scheme on the basis of the hypothetical impacts arising from the indicative layout would be difficult to justify.

Consequently, 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;
 - (c) The scale of the development;

- (d) The layout of the development;
- (e) The means of access to 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 limited to a maximum of 6 dwellings only, and in terms of the access and parking arrangements and protection of existing trees only, the scheme shall be carried out in general accordance with the following plans:

Drawing number 1710-SK002 revision E dated 01.02.18, as deposited with the local planning authority on 06.02.2018, and
Drawing number 1710-SK003 revision E dated 01.02.18, as deposited with the local planning authority on 06.02.2018, and

REASON: The proposal is only acceptable in terms of the number of dwellings, the general parking, turning and access provisions, and in terms of how the mature trees on the site would be retained and protected.

- 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. Development shall be carried out in strict accordance with the submitted Arboricultural Impact Statement and Method Statement (Woodland & Countryside Management Ltd, 2nd February 2018) and associated submitted documentation.

REASON: To ensure the retention and protection of important trees.

8. No part of the development hereby permitted shall be first brought into use until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans, unless an alternative layout arrangement is otherwise agreed in writing by the local planning authority as part of a future consent. The areas and spaces so agreed shall be maintained for those purposes at all times thereafter.

REASON: In the interests of public safety.

9. No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:
- the parking of vehicles of site operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials used in constructing the development;
 - the erection and maintenance of security hoarding including decorative displays;
 - wheel washing facilities;
 - measures to control the emission of dust and dirt during construction;
 - a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - measures for the protection of the natural environment.
 - hours of construction, including deliveries;
- has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

10. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. No burning of waste or other materials shall take place on the development site during the demolition/construction phase of the development.

Reason: In the interests of amenity

INFORMATIVE

The Council considers that the overall design and positions of the two suggested chalet bungalows shown on the indicative plans may need further consideration prior to the submission of a future reserved matter or full application, so that the impacts of the scheme on neighbouring amenity can be limited as far as possible, whilst retaining adequate parking and turning areas and protecting/retaining existing trees on site. It is recommended that any future scheme is discussed with officers prior to any future application being submitted.