

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

Date of Meeting	5 th April 2018
Application Number	18/00115/VAR
Site Address	Mayfield White Way Pitton Salisbury Wiltshire SP5 1DT
Proposal	Variation of conditions 2 and 3 of planning permission 16/09446/FUL to allow for alterations to the materials for the approved extension
Applicant	Mr Juhkental & Miss Horvath
Town/Parish Council	PITTON & FARLEY
Electoral Division	WINTERSLOW – Cllr Devine
Grid Ref	421054 131434
Type of application	Variation of condition
Case Officer	Christos Chrysanthou

Reason for the application being considered by Committee

The application has been called in to committee by Councillor Devine due to the public interest in the scheme and the fact that the original application was determined by Southern area committee

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:

- The compatibility of the materials with the surrounding area and the visual impact

3. Site Description

The application site is a detached bungalow situated within an established residential area in Pitton. The site is accessed off White Way and is situated within an adopted housing policy boundary and adjacent to a conservation area. Planning permission was granted in January 2017 for a rear extension and roof enlargement work for which has now commenced on site.

4. Planning History

16/09446/FUL Proposed rear extension and raise roof to provide rooms Approved with conditions

5. The Proposal

The application seeks consent for a variation of conditions 2 (approved plans) and 3 (materials to match the existing) to allow alterations to the approved scheme including materials. Some of the changes which are being sought have now been commenced on site.

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

Pitton & Farley Parish Council: Objection

Pitton & Farley Parish Council objects most strongly to this retrospective request for the variation of Conditions 2 & 3 of planning permission 16/09446/FUL.

Condition 2 - this must be complied with, and the extension must be constructed according to the agreed plans.

Condition 3 - this was imposed for very good reasons i.e. to protect the street scene, and the use of slate roofing and timber cladding has had a significant negative impact on the street scene, as evidenced by the attached photos. The owner must use the materials as specified by the condition to ensure that the dwelling blends in as much as possible with the neighbouring buildings on that side of the road, as originally stipulated.

8. Publicity

The application was advertised by site notice and neighbour consultation letters. Further consultation followed the submission of revised drawings (side rooflights omitted).

6 letters of objection have been received citing the following concerns:

- Non-compliance to planning condition is unacceptable/ condition should be adhered to.
- Materials out of character with the surrounding area/ detrimental to street scene.

1 Letter of no objection has been received – visual improvement

9. Planning Considerations

9.1 Compatibility of materials and visual impact

This application for a variation of condition follows the granting of planning permission by the Southern Area Planning Committee in January 2017 for the erection of a rear extension and raising the height of the roof ridge of the main dwelling to provide habitable accommodation within the roofspace.

The application seeks consent to allow the use of exterior materials which are different to those shown on the approved plans. The approved plans showed brickwork and roof tiles to match the main dwellinghouse and the decision notice had a condition attached for materials to match those used in the dwelling. Officers had recommended the condition with the intention of ensuring a cohesive match in terms of the brick and roof tiles used in the development and those used in the existing dwelling. Condition 3 of planning consent ref: 16/09446/FUL states:

The brick and roof tile to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

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

The development has now commenced however it has not yet been completed. The footprint is the same as per the previously approved plans. The following changes are now proposed as part of this application:

- Spanish natural slate tiles have been used on the main dwelling and the rear extension
- Render to the side gable end elevations and to the existing brick plinth.
- Timber cladding (Redwood cedar or Pine Thermowood) to the rear elevation of the dwelling and to the walls of the rear extension and part of the front elevation.
- Stone cladding (Alpine LedgeStone / colour Pheasant) to part of the front elevation.
- Omission of 2no rooflights (front and rear roof slopes)

It is noted that the side gable end elevations did previously consist of areas of render. In addition the roof tiles were previously of a dark colour and in officers view the use of natural slate tiles in lieu of concrete tiles (as stated on the approved plans) is an improvement.

Whilst neighbours concerns are fully understood and it is frustrating when applicants build a development (for whatever reason) not in accordance with the plans this in itself is not, and cannot be, a reason for refusing planning permission. The decision about whether to grant planning permission for changes to the scheme must be solely based on whether the proposal is an acceptable type of development in it's altered form.

Properties within the village of Pitton are characterised by a variety of exterior materials including those proposed to be used for this development. The site is not situated within the conservation area and the property is not a listed building. In officers view the proposed exterior materials are compatible with the character of the local surrounding area and with the high quality of design and materials required by policy 57 of the Wiltshire core strategy and the NPPF.

10. Conclusion

Officers note the comments and objections made by the parish council and local residents.

Whilst the proposal is partly retrospective, in officers view the proposed change in exterior materials is considered to be acceptable in the context of materials found on properties in the local surrounding area.

The proposed development conforms to the objectives of core policy 57 of the Wiltshire Core Strategy and the aims of the NPPF. Therefore, the Local Planning Authority considers that this application for a variation of condition should be granted.

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
Location Plan
Block Plan
Drawing No. 16053/3/B Elevations

REASON: For the avoidance of doubt and in the interests of proper planning.

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the southeast or northwest roof slopes of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.