

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

Date of Meeting	4 th April 2019
Application Number	19/00386/FUL
Site Address	12 Woodvill Road, Salisbury, SP1 3JQ
Proposal	Two storey side extension
Applicant	Mr. & Mrs. T. Reed
Town/Parish Council	Salisbury Town Council
Ward	St. Marks and Bishopdown
Grid Ref	E415466 - N131927
Type of application	Full Application
Case Officer	James Repper

Reason for the application being considered by Committee

Councillor D W Brown has called the application to committee for the following reasons:

- Scale of development
- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Design – bulk, height, 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 the application be approved for the reason(s) set out below.

2. Report Summary

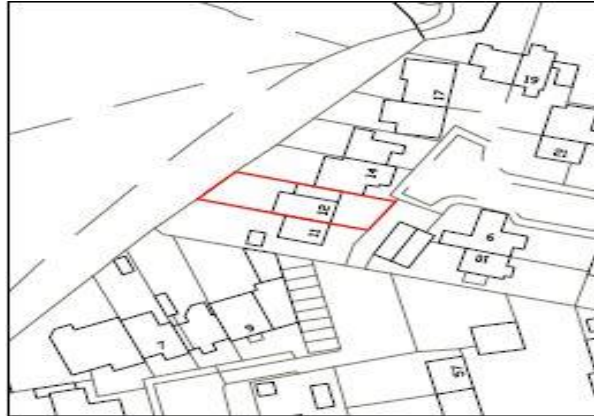
The main issues which are considered to be material in the determination of this application are listed below:

- Principle of development
- Scale, design, impact to character and appearance of the area
- Residential amenity/living conditions
- Highway safety/parking

The application has generated Objection from Salisbury City Council and two letters of representation.

3. Site Description

The application site is a semi-detached dwelling house located at the head of a residential cul-de-sac located within the settlement boundary of the principle settlement of Salisbury as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 20 (Spatial Strategy for the Salisbury Community Area).



4. Planning History

S/2005/1202 – Demolish existing garage and reform as two storey side extension & single storey rear extension with associated works – Approved 11th August 2005

5. The Proposal

This is a householder application proposing a two storey side extension to the northern elevation of the application site on the site of a current carport. The proposal will bring the property walls within one metre of the application sites common boundary with 14 Woodvill Road. The ground floor of the proposal is to be a store room with black stained timber doors designed to match the existing porch; to the rear of the store is to be a covered, but exposed on two sides, area abutting the existing utility rooms doorway. The first floor proposes a double bedroom to the front with a front elevation window to match the existing and a rooflight in the front roof slope, to the rear is to be located an En-suite shower room which is to be supported by a column to the North West Corner. There is to be an obscure glazed top opening only window to serve the En-suite and a further rooflight on the rear roof slope. The proposed materials are stated to match the existing bricks, windows, tiles and porch.

6. Local Planning Policy

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Wiltshire Core Strategy:

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP57 (Ensuring High Quality Design & Space Shaping)

Supplementary Planning Guidance:

Creating Places Design Guide SPG (April 2006)

Wiltshire Local Transport Plan 2011-2026

7. Summary of consultation responses

Salisbury City Council

SCC does not support this application because the apparent overdevelopment of the property would leave minimal space between it and the neighbouring house, by taking the build up to the property line. SCC also expressed concerns about insufficient parking.

Consultee

- Wiltshire Archaeology - No comment

8. Publicity

This application was advertised through the use of a site notice and letters of consultation.

Two letters of representation were received from the residents of 14 Woodvill Road and from the representatives of Salisbury and Wilton Swifts (SAWS) The following comments were made:

- Insufficient space has been provisioned between the extended property and our property in order for them to appear visually separate
- The original plans breach the common boundary between 12 and 14 Woodvill Road.
- The proposed extension will overshadow and affect the provision of light to our property and create a sense of enclosure
- The height of the proposed extension is same height as the original building
- The proposed extension does not respect the form and style of the original building and neighbouring properties.
- The proposed extension includes a bathroom in close proximity to our bedroom
- The proposed extension will screen the view of green hillside to the rear of the properties from the road
- The proposal does not include the provision of "Swift Nest Bricks"

A letter of rebuttal has been received in relation to the representation letter received from 14 Woodvill Road. The points rebutted are:

- NPPF para 126 states supplementary planning documents such as design guides "should be tailored to the circumstances in each place"
- The letter failed to mention that 14 Woodvill Road was also in breach of the 1M gap between boundary's as are a further 5 properties on the estate therefore setting a precedent.
- The staggered nature of the properties prevents the idea of terracing.
- The proposed extension is 2.6M wide unlike the average of 2.7M for the other extensions on Woodvill Road and is the minimum size for a double bedroom
- The Estate is not purely constituted of individual semi-detached properties but consists of 18 pairs multiple attached by way of garages or carports.
- The guttering et al are currently inaccessible due to the existing carport, the applicants are prepared to alter the respondents guttering during the process
- The planning criteria regarding light has been satisfied
- The ridgeline is set down in the proposal unlike others on the estate
- The use of matching materials does respect the existing and neighbouring buildings
- The proximity of the En-Suite to the neighbours bedroom is not a planning matter
- Any view between the two buildings is currently blocked by an existing carport and 1.8M close boarded fence and cannot be seen from the public highway in any case.

A further representation was received from the occupiers of 14 Woodvill Road alleging a boundary dispute, the applicants have reiterated that they believe the proposals take place solely upon their land and meeting was held between both parties and a surveyor to assess. Whilst this meeting was not immediately conclusive the applicants have taken steps to reduce the width of their proposal by 100mm so remove any possibility of the said dispute. It should be noted however that boundary

disputes are not a planning matter and should not have relevance on the decision, the only relevant factor is the certificate served by the applicants which in this case is certificate A.

9. Planning Considerations

9.1 Principle

The site is located within a mixed residential area within the principle settlement of Salisbury. Core Policies 1 and 2 of the WCS set out a settlement and a delivery strategy for the city and confirm that within a Principal Settlement, the principle of development is considered acceptable. This principle acceptability is however subject to the detail, such as its implications for the character of the area; and neighbouring amenities.

9.2 Character & Design

Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions such as this are acceptable in principle subject to there being no adverse impacts.

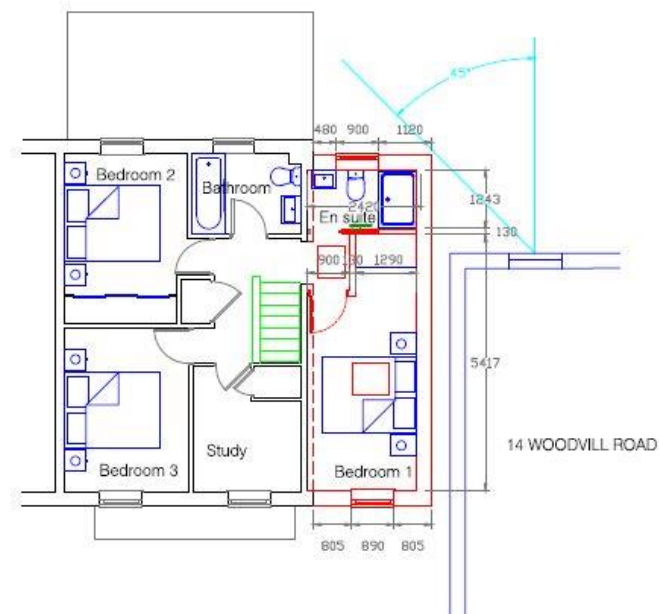
The two storey side extension is to be constructed from materials matching to the existing building and is to have a slight set-down from the ridge. The revised drawings supplied 20th March 2019 have reduced the width of the proposal so as to remove any thoughts of a boundary dispute. The form and the design of the proposals are to be considered in keeping with the character of the local area which contains a variety of original design and similarly extended properties. Overall it is therefore considered that the proposals are of an appropriate for the character of the main dwelling and will have limited impact on the street scene.



9.3 Neighbouring Amenity

WCS policy CP57 requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this therefore needs to be carefully considered accordingly.

The development is considered to have limited implications to the amenities enjoyed by the occupants of neighbouring properties, 11 Woodvill Road is the attached property to the application site. Located to the south and far side of the proposed works it is considered that the proposals have no effect. 14 Woodvill Road is located immediately to the North of the proposed works. The proposed works will bring the side elevation of 12 Woodvill Road upto the boundary seperating both properties a boundary that 14 Woodvill Road has already built up to. This closing of the already narrowed gap between the properties will lead to a loss of some direct sunlight into the rear gardens of both properties however this loss of relatively early direct sunlight is not considered sufficient to warrant a refusal of planning. The rear elevation of the proposal does not extend beyond the existing two storey elevation of 12 Woodvill Road, this is beyond the extended rear elevation of 14 Woodvill Road by approximately 2.1M, this protrusion beyond does not however breach the 45° consideration so again does not constitute a reason for refusal. The proposal will remove an existing window from the northern elevation affording a higher level of privacy to the occupants of 14 Woodvill Road. The proposed window in the rear elevation is to serve an En-suite and is to be accordingly obscure glazed and top opening so is considered not to cause any additional harm to the amenity currently enjoyed and overlooked by existing windows of neighbouring properties. Salisbury City Council has raised a concern over parking provision although it is considered that the existing driveway to the front of the carport provides space for two off road spaces which fulfils the requirements for a three bedroom house as per the Wiltshire Local Transport Plan 2011-2026.



10. Conclusion

Throughout the application process the concerns raised by the occupiers of 14 Woodvill Road have been considered and it is concluded that the proposal would be of an acceptable overall scale and would result in limited implications for the character of the street scene nor, it is considered, would it create a “terracing effect” due to the staggered nature of the build line. Similarly, due to its scale, it is considered that the proposal would be unlikely to have a significant impact on the amenities enjoyed by occupiers of adjacent dwellings.

RECOMMENDATION:

Approve subject to the following 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:

Application Form & Certificate	Received 20 th January 2019
Revised Proposed Elevations Rev A	Received 20 th March 2019
Revised Proposed Floorplans Rev A	Received 21 th March 2019
Location & Block Plans	Received 20 th January 2019
Revised Proposed Parking Plan Rev A	Received 20 th March 2019

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 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.

4. WE12 OBSCURE GLAZING

Before the development hereby permitted is first brought into use the window in the Western elevation (serving the En-Suite) shall be glazed with obscure glass and be top opening only. The window shall be maintained as such in perpetuity.

REASON: In the interests of residential amenity and privacy.