

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

<b>Date of Meeting</b>	14 November 2019
<b>Application Number</b>	19/06176/FUL
<b>Site Address</b>	34 Park Lane Salisbury SP1 3NP
<b>Proposal</b>	Demolish the existing bungalow and the erection of 3 townhouses with a detached triple garage, associated parking and vehicular access (resubmission of 18/06402/FUL)
<b>Applicant</b>	Bluestone Homes (SW) Limited
<b>Town/Parish Council</b>	SALISBURY CITY
<b>Electoral Division</b>	ST FRANCIS AND STRATFORD – Cllr Mary Douglas
<b>Grid Ref</b>	414165 131522
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	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 the scale of the proposed development, visual impact upon the surrounding area, relationship to adjoining properties and design (bulk, height and general appearance) and environmental and Highway impact.

**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
- Layout, scale, design & external materials
- 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

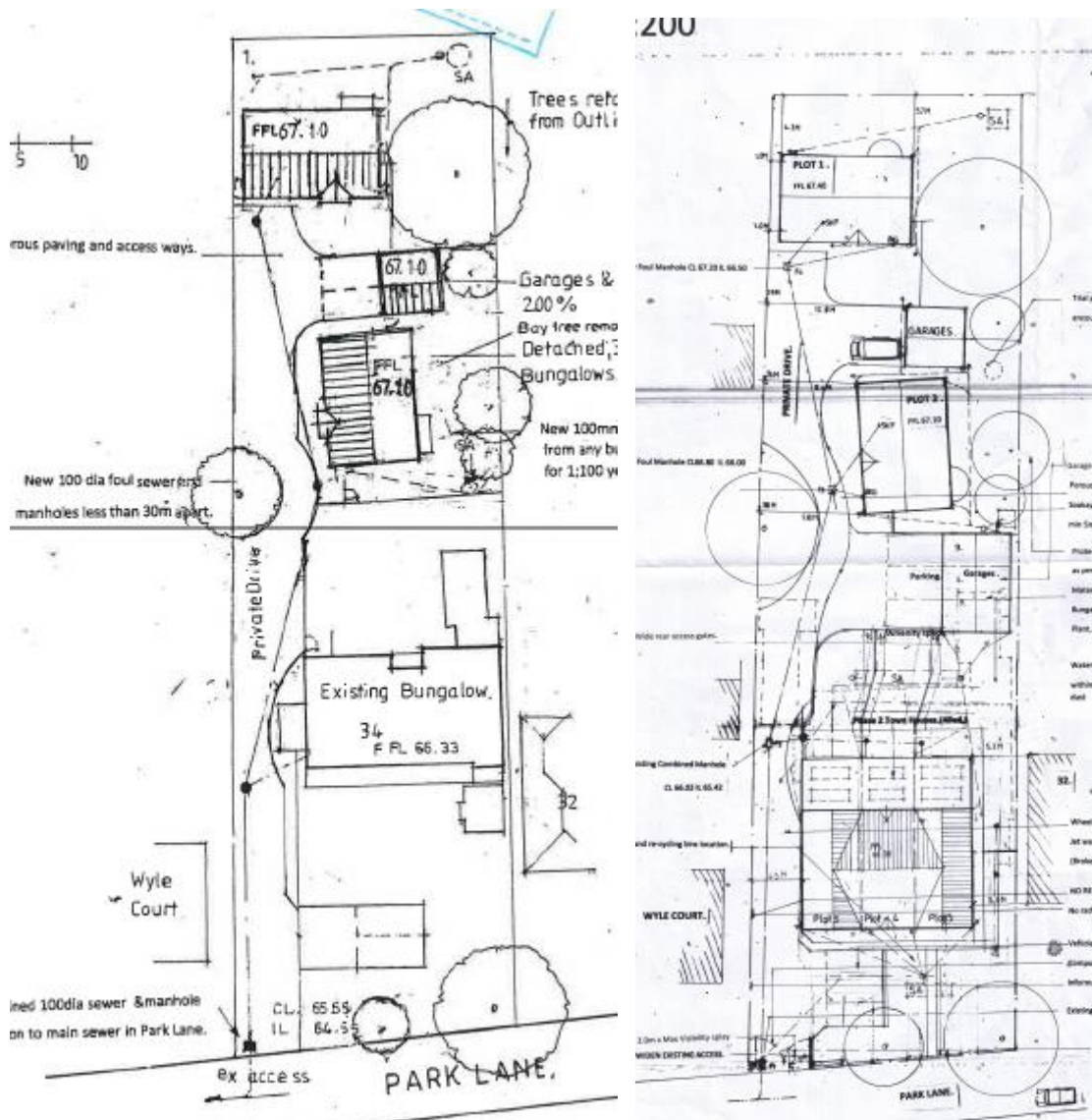
Salisbury City Council object to the application on grounds of overdevelopment

Three representations were received from third parties, of which two 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 was previously occupied by an extended, detached single-storey dwellinghouse with vehicular access off Park Lane. The original bungalow is to be demolished - the construction of 2 x new detached dwellings within the rear garden (as approved under planning reference 18/06402/FUL) is underway.



Site plan as previously approved under 18/06402/FUL (above left) and as currently proposed (above right)

### 4. Planning History

**17/10559/OUT** - 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. Approved with Conditions 09.03.18

**18/06402/FUL** - Erection of 2no. 3 bedroom detached bungalows with associated access and parking. Approved with Conditions 26.09.18

## **5. The Proposal**

The application proposes the construction of a terraced row of three townhouses following the demolition of the existing bungalow, with a detached triple garage sited to the rear (NW) and associated vehicular access and parking provision.

## **6. Local 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 – Awaiting comments on the revised plans

Tree officer – No objection, subject to Condition(s)

WC Archaeology – No objections

Salisbury City Council – Object to the application on the grounds of overdevelopment

## **8. Publicity**

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

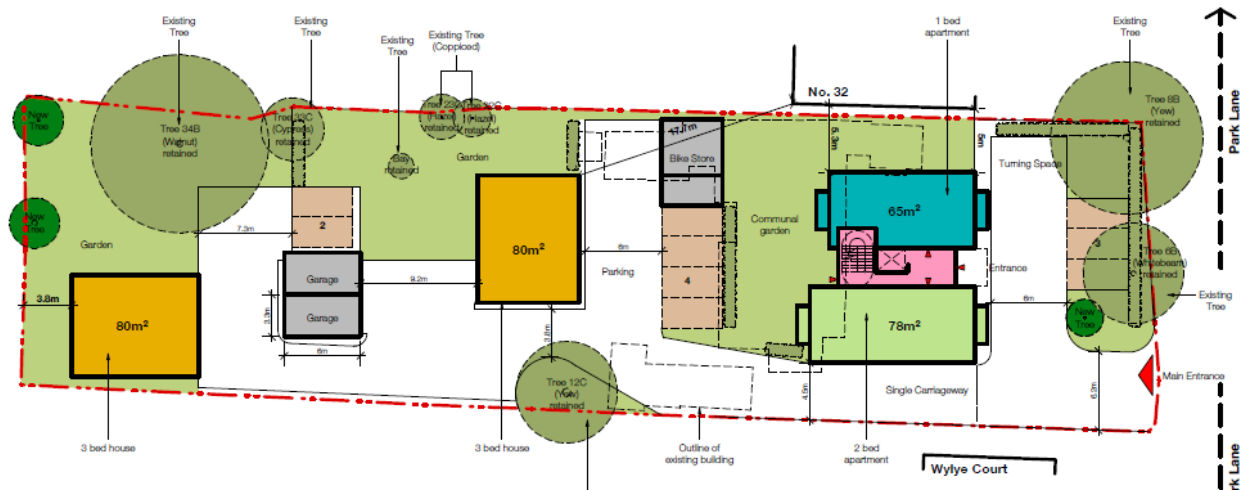
- unsuitable access
- insufficient detail of proposals
- design/scale of buildings out of keeping
- loss of trees
- traffic increase
- adverse impact on the amenity of neighbours and overdevelopment.

## **9. Planning Considerations**

### **9.1 Background**

Outline planning consent (with all matters reserved) was previously granted in March 2018 under planning reference 17/10559/OUT for *'demolition of existing five bedroom detached bungalow and replacement with two detached chalet style dwellings and a single block containing four apartments.'*

The outline consent included towards the SE of the site (approximately in the area of the existing bungalow) a two storey apartment block comprising 4 separate flats, two at ground level and two at first floor level. The indicative plans for the outline consent are shown below:



Indicative context elevational drawings were also provided for the apartment block as viewed from Park Lane, as below:

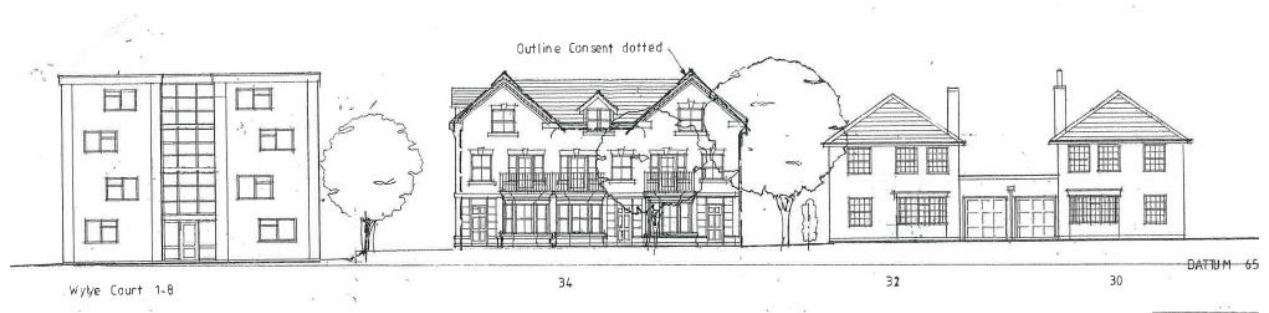
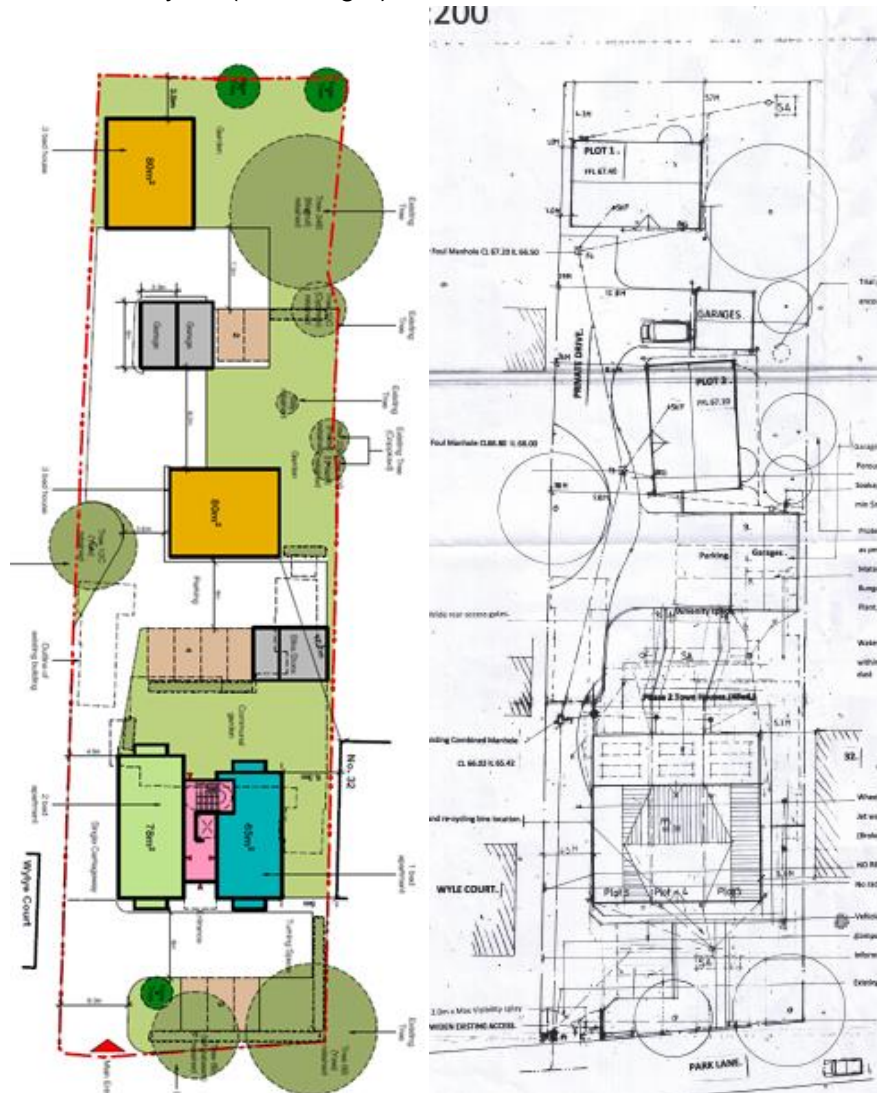


Subsequently full planning consent was granted under planning reference 18/06402/FUL which granted full planning consent in respect of the two detached dwellings and associated garaging behind the existing bungalow – these approved bungalows and garage are currently under construction.



The current application now seeks full consent for the replacement of the existing bungalow with a row of three town house style dwellings (instead of 4 flats in an apartment block), together with associated vehicular access and parking arrangements and the provision of a detached triple garage to the rear, all as described in the application documentation.

A comparison of the approved outline (indicative) site layout (below left) and the currently proposed townhouses layout (below right) is shown below:



## **9.2 Principle of the proposed development**

The application site is within the settlement boundary for Salisbury where residential development and redevelopment is acceptable in principle, subject to the other provisions of the development plan and national planning policy guidance. Additionally in this case, the principle of the residential redevelopment of the site has previously been established through the granting of outline planning consent for 4 x flats in an apartment block and 2 x detached dwellings to the rear.

## **9.3 Scale, design & materials**

The proposed townhouses are located in approximately the same position as the indicative outline apartment block and over the approximate footprint of the existing bungalow. The applicant has, in his submitted revised plans, maintained the 5m distance between the new building(s) and the existing western side facing elevation of number 32 Park Lane.

The indicative 4 x apartments scheme was a building of two storey form, with no door or window openings on the east facing side elevation. In comparison, the currently proposed 3 x townhouses scheme has accommodation over three floors, with second floor accommodation being provided within the roof void. There are no windows or other openings above ground floor level within the east facing side elevation, except for two rooflight windows serving non-habitable rooms (the glazing of which can be made obscured by Condition).

By providing second floor accommodation within the roof void of the buildings, the townhouses remain in effect of two storey scale and form, consistent with the indicatively approved 4 x apartments building scheme.

The external materials are not specified in the application documentation, but can be agreed by Condition should the application be approved.

Taking into consideration the siting, scale and design of the proposed 3 x townhouse scheme, and having regard to the existing extant outline consent for an apartment block of 4 x apartments in approximately the same position within the site, together with due regard to the scale and variety of other buildings/blocks along Park Lane, officers consider the scale and design of the proposal is acceptable subject to a Condition to control the final agreement of external materials.

## **9.4 Amenity impacts**

The application site is bounded on three sides by existing residential dwellings/uses. To the immediate east is number 32 Park Lane, a two storey link-detached house, to the west is a four storey block of flats (Wyllye Court) with additional dwellings to the rear.

Concerns have been raised in third party representations 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.

By reason of the separation distance, orientation and general relationship between the application site and the existing four storey block of flats to the west, it is considered the proposed development would not be likely to result in undue impacts via overlooking or overshadowing.

In respect of the impact(s) on number 32 Park Lane, it is of note that the siting of the proposed 3 x townhouses maintains the 5m buffer distance between the closest part of the proposed development and the east facing side elevation of number 32. Additionally, there are no windows or other openings above ground floor level within the east facing side elevation of the proposed development, except for two rooflight windows serving non-habitable rooms (the glazing of which can be made obscured by Condition). In these respects officers consider the proposed development preserves the previously achieved level of amenity safeguarding that was indicatively approved outline planning consent for the 4 x apartments scheme, and the proposed development would not result in undue impacts on the amenity of the occupier(s) of the adjacent property at 32 Park Lane.

#### **9.5 Highways safety, access and parking/turning provision**

WC Highways initial comments were as follows:

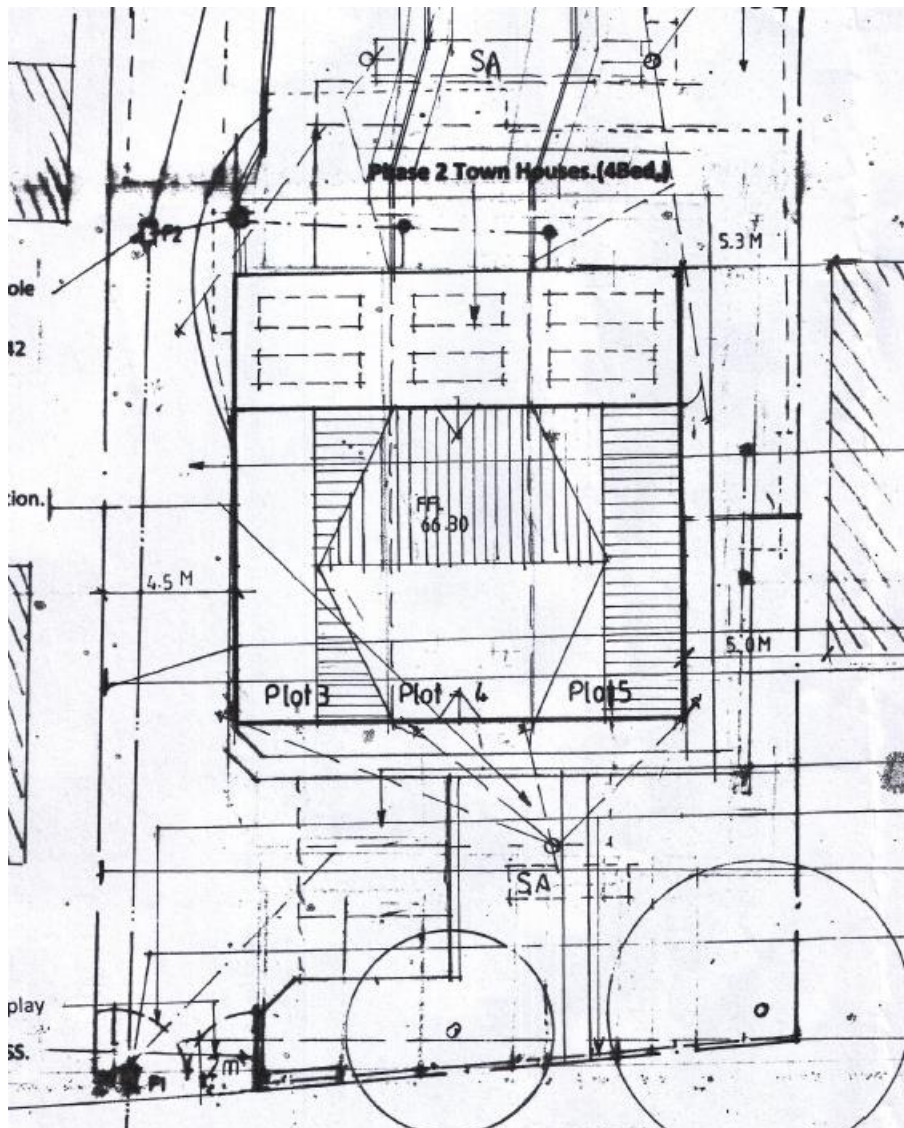
*“..... The proposed development will use the existing access which measures between 4.5m and 5m in width. This is sufficient for two vehicles to pass. I previously mentioned the need to improve visibility at the access by the provision of a 2m visibility strip across the site frontage. Given that the proposal will result in an increase in vehicle activity, and in the interests of pedestrian safety, I feel that an improvement to the visibility should be included in the scheme.*

*I note that the parking arrangement will provide 3 parking spaces fronting Park Lane, 1 per dwelling, with the remaining parking being located to the rear of the plots. Ideally I would wish to see a pedestrian link from the rear parking to each individual dwelling via a gate in the rear of the boundary fence.*

*The internal dimension of the proposed garages falls short of the required dimension of 3m by 6m to allow them to be included as allocated parking for the dwellings (as per para 7.4 of the Wiltshire Parking Strategy). Therefore, the proposal does not include sufficient parking to serve the proposed development and to meet the requirement of the current parking standards...”*



Amended plans have been received which adjust the parking and turning layout at the front of the property. Confirmation that WC Highways now consider this revised layout acceptable is awaited and will be reported to Members.



### 9.6 Impact on protected trees

The Council's Tree officer has assessed the proposal and raises no objection, subject to a Condition requiring a Tree Protection Plan and Method Statement. It is considered the proposed development would not adversely affect protected trees.

### 10. S106 contributions

None required/relevant

### 11. Conclusion

The application is located with an area where residential development and redevelopment are acceptable in principle and proposes an acceptable scheme for the redevelopment of the



site, having regard to scale, design and the impact on neighbours and the existing character of the surrounding area.

**RECOMMENDATION:** That subject to WC Highways having no objections to the amended parking layout, then the application be **Approved**, 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 No development shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

- 3 No railings, fences, gates, walls, bollards and other means of enclosure development shall be erected in connection with the development hereby permitted until details of their design, external appearance and decorative finish have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied / brought into use.

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

- 4 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure;
- car park layouts;

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 5 No demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of

development, until a Tree Protection Plan showing the exact position of each tree/s and their protective fencing in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction -Recommendations"; has been submitted to and approved in writing by the Local Planning Authority, and;

The protective fencing shall be erected in accordance with the approved details. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work - Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practise.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

REASON: In the interests of visual amenity

- 6 No part of the development hereby permitted shall be brought into use/occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-H shall take place on the dwellinghouse(s) hereby permitted or within their curtilage.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

- 8 Before the development hereby permitted is first occupied/brought into use the roof window(s) in the east elevation(s) of the accommodation hereby permitted shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and the windows shall be maintained with obscure glazing in perpetuity. No other windows, other than those hereby approved, shall be inserted in the east facing elevation of the accommodation hereby permitted.

REASON: In the interests of residential amenity and privacy.

- 9 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Site works layout - drawing SW3 REV A
- Street scene drawing SS1 REV A
- Revised garage detail drawing GD3
- Revised elevations drawing SK6

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

- 10 The demolition and construction works hereby permitted shall only take place between the hours of 0800 hrs and 1800hrs from Mondays to Fridays and between 0800hrs and 1300 hrs on Saturdays. There shall be no construction works at any time on Sundays and Bank or Public Holidays, except for the internal fitting out works.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.