

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

Date of Meeting	4 February 2020
Application Number	20/07918/FUL
Site Address	Cobbins Laverstock Park Laverstock SP1 1QJ
Proposal	Demolition of existing car port and garage and the erection of a double storey side extension and erection of double garage with storage area above. Replacement of windows and doors and associated improvement works.
Applicant	Mr Trevett
Town/Parish Council	LAVERSTOCK
Electoral Division	Laverstock, Ford and Old Sarum – Cllr Ian McLennan
Grid Ref	415883 130648
Type of application	Full Planning
Case Officer	Emily Jones

Reason for the application being considered by Committee

Cllr McLennan has called the application into committee on the grounds that the proposals will impact on Laverstock Park and Laverstock Park West and on Lark House.

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.

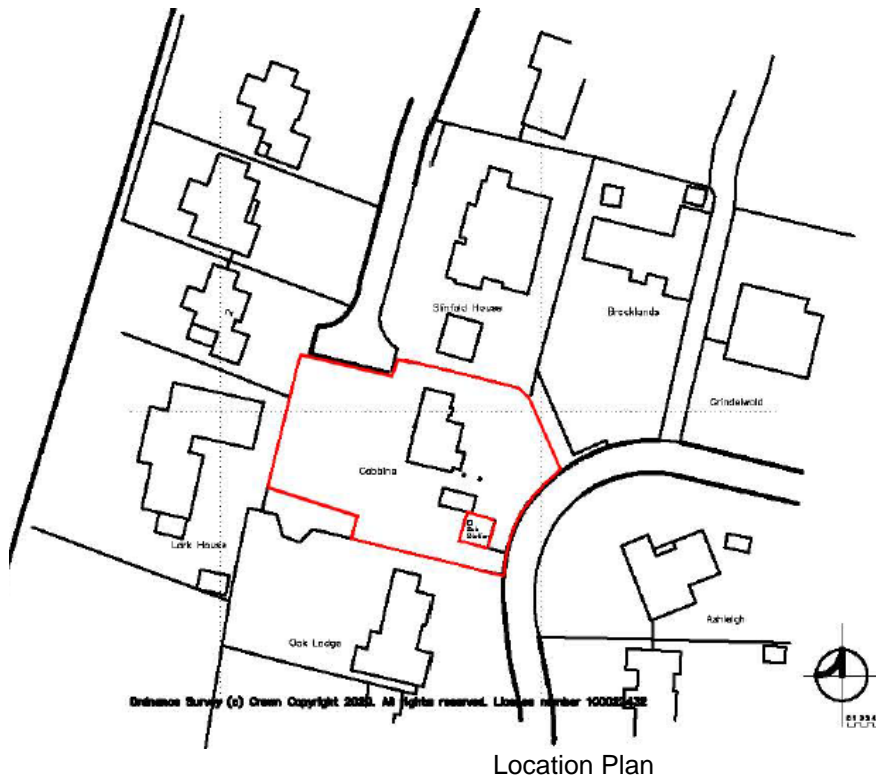
2. Report Summary

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

The application has resulted in an objection from Laverstock and Ford Parish Council due to the effect of the proposed development on the appearance of the area; the quality of the design; and the significant overbearing impact and loss of outlook. There have also been 11 third-party representations objecting to the scheme.

3. Site Description

The application site is a detached, two-storey dwellinghouse accessed from a shared driveway off Laverstock Park. The site is situated within an established residential area in Laverstock, designated a small village under CP1, 2, and 20 of the WCS.



4. Planning History

There is no recent planning history relevant to the site.

5. The Proposal

The application proposed to demolish the existing car port and garage and erect a two storey side and rear extension; erect a two storey rear extension; erect a detached double garage; replace the windows and doors; and associated works.

6. Local Planning Policy

Wiltshire Core Strategy

Core Policy 1: Settlement strategy

Core Policy 2: Delivery strategy

Core Policy 20: Settlement strategy: Salisbury Community Area

Core Policy 57: Ensuring high quality design and place shaping

Core Policy 61: Transport and new development

Core Policy 64: Demand management

Saved policies H31 and C24 – extensions in the countryside

Government Guidance:

National Planning Policy Framework 2019 (NPPF)

Planning Policy Guidance (NPPG)

7. Summary of consultation responses

Laverstock and Ford Parish Council - Object for the following reasons:

1. The effect of the proposed development on the appearance of the area.
2. The quality of the design.
3. The significant overbearing impact and loss of outlook.

8. Publicity

The application was advertised via neighbour notification letters dated 25 September 2020. The consultation period expired on 12 January 2021.

A total of 16 third-party representations were received from neighbouring occupants/owners regards the original plans (some duplicates or from same family members), and following the amended plans, 8 representations received (some duplicates or from same family members). Their responses are summarised as follows:

- Bulk and scale of extension - impact of raising of the ridge of dwelling;
- Design out of character;
- Overlooking, particularly from terrace;
- Siting, height, and bulk of garage: loss of outlook and overshadowing;
- Loss of green space;
- Flood risk;
- Impact on shared drive during construction;
- Structural integrity of retaining wall;
- Garage contrary to policy H31; and
- Contrary to presumption against development in the countryside.

9. Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

9.1 Principle of development

The site is located within the small village of Laverstock where development is considered to be acceptable in principle under CP1, CP2, and CP20 of the WCS. However, as Laverstock does not have a settlement boundary, saved policies H31 and C24 also technically apply.

9.2 Scale, siting, and design

Saved policies H31 and C24 relate to extensions and additions to dwellings (including outbuildings), needing to be sympathetic in scale and character with the existing buildings and surroundings, and subservient in size to the existing dwelling and plot, and would not substantially alter the character of the dwelling and uses complementary materials.

Core Policy 57 states a high standard of design is required in all new development, including extensions, alterations, and changes of use to existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality.

The proposed two-storey extension wraps round the rear and side of the dwelling and there is an additional infill two-storey element within the existing L-shaped rear elevation. The proposed extension would increase the width of the dwelling by 4.5m. A new pitched roof would be formed across the dwelling to incorporate the extensions, raising the ridge height of the roof by approximately 50cm.

Cobbins is set at a lower land level than Laverstock Park, with the first floor being approximately at street level. There is a 1.5m high stone wall, set back from the street, but enclosing the rear garden of Cobbins. There is no screening of the first floor of Cobbins from the street.

The proposed extension would therefore be visible from Laverstock Park. Whilst the extension increases the bulk of the dwelling, the resultant property would still be proportionate to its plot size and would not appear cramped relative to the prevailing pattern of development in Laverstock Park. The proposal would result in the limited loss of private green space however this would not have an impact on the character of the wider area which would still be retained as large detached houses in sizeable plots.

Initially it was proposed to use new slates for the roof and render and clad the main dwelling. However, following concerns that this would be significantly incongruous with the character of the street scene, which is brick and clay tiles, amended plans have been received showing that the existing materials will be retained and matched for the new development. As such, it is considered that the proposed extension harmonises with the main dwelling and wider street scene. The proposal is therefore not considered to have a detrimental impact on the visual amenity of the area.

A detached, double garage is proposed in the south-west corner of the plot. Given the drop in land level from the street, the significant setback of approximately 30m, and the use of materials to match the main dwelling, it is not considered that it would harm the wider character of the area.

It is therefore officers view that the requirements of C24, H31, and CP57 are met.

9.3 Impact on residential amenity

Core Policy 57 requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are available within the development itself, and the NPPF's Core Planning Principle's (paragraph 17) 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".

The bulk of the two-storey extension is to the south. However, it would still be set back from the shared driveway by approximately 6m and as such is not considered to be unduly overbearing on Oak Lodge. The two-storey infill extension to the north is sited closer to the boundary with Slinfold House and the slight increase in the ridge height of the roof would not be unduly overbearing on the neighbouring property.

Given its proximity and separation distances from adjacent properties, it is not considered that the extension would result in overshadowing.

In terms of overlooking, there is currently a large window at first floor located on the south side elevation, facing the shared driveway the side of Oak Lodge. This would be replaced with two single-pane narrow windows on the extension. Whilst these windows would be approximately 4.5m closer to the south, there would be an overall reduction in the amount of glazing and on balance it is not considered that these windows would result in any additional harm to the amenity of the occupants of Oak Lodge from loss of privacy.

A small window is shown on the north side elevation of the proposed extension; a reduction from the previously proposed two windows on this elevation. The remaining window would be approximately 15m from the boundary of Slinfold House and predominantly faces the bottom corner of their rear garden and the turning circle of Laverstock Park West. In this circumstance, it is not considered that this would result in significant overlooking to warrant refusal of the scheme on this ground.

A terrace is proposed on the rear of dwelling on top of the rear extension. This faces out towards Laverstock Park, with views to the south obscured by the two-storey extension. The terrace would face the front elevation and driveway of Slinfold House, which is not a wholly private space. The terrace will give rise to an increase in the perception of overlooking for Slinfold House although actual loss of privacy would be minimal. Therefore, a reason for refusal on this ground would be difficult to sustain, although a condition requiring a privacy concerns would alleviate concerns.

The proposed double garage is situated in the south-west corner of the plot, approximately 1.5m from the boundary with Lark House which is set at a slightly lower land level. Some of the existing planting in this area would be lost, including two mature conifer trees. Originally it was proposed that the garage would be 1½ storeys to provide a storage area above the garage. This would have resulted in a ridge height of 6.1m and two dormer windows in the east elevation. Following concerns regarding the height of

the garage, amended plans have been received that remove the dormer windows, reduce the pitch of the roof, and reduce the ridge height by approximately 1m.

The roof is pitched away from the Lark House thereby reducing the overbearing impact on the adjacent property, despite the change in land level. This, in addition to a 5m building to building separation distance between the garage and Lark House, it is therefore considered that the proposal would not be unduly overbearing to warrant a refusal.

The garage is positioned to the east of Lark House and replaces the existing planting in this location. As such it would not result in a significant increase in overshadowing of the front of the Lark House or loss of outlook to justify a refusal of the scheme on this ground.

9.4 Highways/Parking

Criteria (ix) of Core Policy 57 aims to ensure that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe, and accessible. Core Policy 64 requires development to meet the minimum parking standards.

The proposed extension would result in a four-bedroom dwelling thereby requiring a minimum of three parking spaces. The submitted plans show that this requirement is exceeded thereby satisfying the relevant policies.

9.5 Ecology

The application is accompanied by a bat survey that concludes there are no bats utilising Cobbins and therefore the proposed works are not considered to give rise to harm to protected species. The report does suggest enhancements and it is considered that it would be appropriate to condition their implementation to improve biodiversity.

9.6 Other matters

In terms of flooding, the site is not located in floodzone. The provision of a suitable surface water drainage system would be a matter for building regulations.

Concerns regarding the structural integrity of a neighbour's retaining wall are not a material planning consideration.

10. Conclusion (The Planning Balance)

The amended proposal is considered to be of an acceptable scale, mass, and bulk that is not detrimental to the character of the area, is not unduly harmful to the amenities of neighbouring properties, and provides sufficient off-street parking provision. The proposal therefore confirms to the objectives of H31, C24, CP57 and CP64 of the aims

of the NPPF and the recommendation is that planning permission should be granted.

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 and documents:

Location Plan – received 15 September 2020

Block Plan – received 15 September 2020

Existing Plans and Elevations – drawing no. 1247/01 Rev A – dated September 2020

Proposed Plans and Elevations – drawing no. 1247/02 Rev D – dated September 2020

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) Prior to the first occupation of the development, details of an opaque privacy screen on the northern side of the terrace hereby approved shall have been submitted to and approved in writing by the Local Planning Authority, and; the screen shall have been erected in accordance approved details. The approved privacy screen shall be retained and maintained as such at all times thereafter.

REASON: To prevent overlooking & loss of privacy to neighbouring property.

5) The enhancement measures detailed in section 6.3 of the approved Bat Survey Report, reference P205.1.0 dated 24 August 2020 by Eclipse Ecology Ltd shall be carried out in full prior to the first occupation of the development.

REASON: In the interests of biodiversity and nature habitats.