

Application Number:	S/2011/0702		
Deadline:	12/07/11		
Site Address:	46 Rambridge Crescent Salisbury SP2 9JE		
Proposal:	Erection of 2 no. 1 bedroom flats and alterations to access		
Applicant/ Agent:	Mr Graham Dye		
Parish:	Salisbury City Council		
Grid Reference:	411795.689 132156.566		
Type of Application:	FULL		
Conservation Area:		LB Grade:	
Case Officer:	Mrs J Wallace	Contact Number:	01722 434687

Reason for the application being considered by Committee

Councillor Ricky Rogers has requested that this item be determined by Committee due to:

Visual impact upon the surrounding area, a change in the 60year old street scene
Construction of adjoining property wrongly drawn
Car parking

1. Purpose of report

To consider the above application and to recommend that planning permission be REFUSED subject to conditions.

2. Report summary

The main issues in the consideration of this application are as follows:

- Principle of development
- Impact upon highway safety
- Impact upon visual amenity
- Impact upon neighbour amenity
- Public open space, policy R2

The application has generated no comment from the City Council and 3 letters of support from the general public.

3. Site Description

The site overlooks an area of open space and to the rear of the dwelling is a communal parking area with a block of garages, which separated the site from the open countryside beyond. The existing dwelling is one of a pair of semi-detached two-storey dwellings. It is of Reema construction, the external face of which has been rendered and pebble-dashed. The site is in an established residential estate of semi-detached and small terraces of similar designed dwellings, with limited off-street parking.

4. Relevant Planning History

None relevant

5. Proposal

It is proposed to erect a two-storey extension to the semi-detached dwelling to create two one-bedroomed flats each with a single off-street parking space in front of the property.

6. Planning Policy

G1 and G2 general criteria for development

H8 Housing Policy Boundary

D2 Design criteria

D3 Extensions

R2 Public Open space

SPG Creating Places

Wiltshire Local Transportation Plan 2011-2026.

PPS1 Sustainability

PPS3 Planning and Housing

7. Consultations

City Council

No observations

Fire and rescue

Comments upon need for adequate access to water supplies for fire fighting and support for the provision of domestic sprinklers in new dwellings

Highways

Object

Adequate provision cannot be made on the site for the parking of vehicles in a satisfactory manner.

Wessex Water

No objections. There are foul sewers and a water main in the vicinity.

Environmental Health

No objections in principle, but consider that as the site is in a residential area that hours of work should be limited, with no work on Sundays or Bank Holidays.

8. Publicity

The application was advertised by site notice and neighbour consultation.

Three copies of an identical letter of support received

Summary of key relevant points raised:

- Support the application , will give opportunity for new residents to live in the neighbourhood
- Design blends well
- Garages and land to the rear earmarked for development will also allow opportunities for others to live in the neighbourhood

9. Planning Considerations

9.1 Compliance with policy

The dwelling is situated in an established residential area within the Housing Policy Boundary of Salisbury where extensions/alterations to a dwelling are permitted if the resultant development were in accordance with the criteria of all the other Local Plan policies.

9.2 Scale and design

No.46 Rambridge Crescent is a semi-detached two storey Reema dwelling, rendered and pebble-dashed under a tiled roof. The proposal is to extend the current building into the side garden, in such a manner that the extension resembles another two-storey dwelling, creating a small terrace of three dwellings. This extension whilst resembling a single dwelling will actually form two one-bedroomed flats, each with its own entrance and parking space.

Creating an extension which resembles the existing dwelling with a pitched roof and rendered walls would be in keeping with the scale, design and materials of the surrounding dwellings and it is considered that as the proposed building would be in keeping with the existing street scene the scheme is apposite to this part of Bemerton Heath.

9.3 Impact on neighbours

The dwelling (no.46) is one of a semi-detached pair. The dwelling to the west (no.48) would be unaffected by the proposal, other than by the creation of an additional first floor window which would have oblique views over the rear garden. The effect on no.46 is to make it a mid-terraced property and internal changes are proposed so as to reduce the loss of light to what would become a first floor internal bathroom.

As regards the dwelling to the north-east (no.44), this is separated from the existing house (no.46) by the gardens of the two properties and the vehicular access. Both of these dwellings have an existing single first floor bathroom window which overlooks the area where the new flats are proposed to be erected. However, it is considered that in view of the separation distance, that the two-storey extension would not adversely affect the neighbour at no.44.

Overall, neighbours have been consulted and no objections to the proposal received.

9.4 Impact on highway safety

The existing dwelling is located alongside the vehicular entrance to the Local Authority garaging court to the rear, and the applicant states that as the garage area is earmarked for redevelopment by the Council, he is not able to obtain permission to create a new rear vehicular access from this area.

The existing three-bed house currently benefits from 2 off-street parking spaces, one within the property frontage and the other rented in the rear garage block. This proposal retains the use of the existing (rented) garage, for the existing three-bedroomed dwelling (no.46) and proposes two off-street parking spaces on the property frontage; one for each of the two flats.

The Council's recently adopted Local Transportation Plan 2011-2026, has adopted a new car parking strategy with minimum parking standards for residential development. This requires a minimum of two off-street spaces for a three bedroomed dwelling. As this proposal uses the property frontage to provide 2 parking spaces for the proposed flats, leaving only the one (rented) garage space for the existing dwelling, the scheme fails to comply with current standards.

In addition the Highway Authority considers that the proposed off-street parking layout for the flats provides insufficient manoeuvrability space for two cars to park and manoeuvre safely onto the public highway therefore, recommends that the application be refused on highway safety grounds

9.5 Public Open Space Policy R2

A contribution for recreational facilities would be required for the two new flats pursuant to the above policy.

10. Conclusion

The proposed extension to the existing dwelling, to provide two flats is considered to be well designed, appropriate in scale and sympathetic to the appearance of the dwellings in this locality. However, inadequate provision has been made for off-street parking and the parking spaces which are to be provided have insufficient manoeuvrability space to enable two cars to park and manoeuvre safely onto the public highway and so the scheme would encourage parking on the highway which is considered to adversely affect both highway safety and the amenities of the neighbours contrary to Salisbury District Local Plan policies G2 and H8, and the Wiltshire Local Transportation Plan 2011-2026.

11. Recommendation

Planning Permission be REFUSED for the following reason:

1 The proposal would by reason of the inadequate provision of off-street off-parking and the insufficient manoeuvrability space of the proposed two car parking space: encourage parking on the highway with consequent risk of additional hazards to all users of the road and is therefore considered to adversely affect both highway safety and the amenities of the neighbours contrary to Salisbury District Local Plan policy G2 and the Wiltshire Local Transportation Plan 2011-2026.

2 The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the Adopted Replacement Salisbury District Local Plan as appropriate provision towards public recreational open space has not been made.

Informative

It should be noted that the reason given above relating to Policy R2 of the Adopted Replacement Salisbury District Local Plan could be overcome if all the relevant parties agree to enter into a Section 106 legal agreement or if appropriate by condition, in accordance with the standard requirement for recreational public open space.