

Application Number:	S/2011/0697		
Deadline:	13/07/11		
Site Address:	4 Churchfields Road Salisbury SP2 7NH		
Proposal:	Alteration and extension to 4 Churchfields Road to convert the existing house into 3 flats		
Applicant/ Agent:	Mr C Mitchell		
Parish:	Salisbury City Council		
Grid Reference:	413758 130036		
Type of Application:	FULL		
Conservation Area:	Salisbury	LB Grade:	
Case Officer:	Mrs J Wallace	Contact Number:	01722 434687

### **Reason for the application being considered by Committee**

Councillor Richard Clewer has requested that this item be determined by Committee due to scale of development, visual impact upon the surrounding area, relationship to adjoining property, and design, bulk height and general appearance

### **1. Purpose of report**

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

### **2. Report summary**

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

- Principle of development
- Scale and design
- Impact upon Conservation Area and street scene
- Impact upon neighbour amenity
- Impact upon highway safety
- Public Open space, policy R2

The application has generated an objection from the City Council; no letters of support and three letters of objection from the public.

### **3. Site Description**

The site is within the Salisbury Conservation Area. It is adjacent to the junction of Churchfields Road and Mill Road, on the access road to the industrial estate. The locality is in an established residential area of dwellings of mixed ages and styles, with the recently converted Clovelly Hotel immediately to the north.

The site backs on to the former St Clements graveyard, now disused, and there is a group of large pine trees immediately to the rear. The trees overhang the site but are within the graveyard and not in the ownership of the applicant. At this point, the burial ground is at a higher level than the existing dwelling which is built immediately adjacent to the graveyard's retaining wall.

The dwelling is one of a pair of semi-detached eighteenth century houses, with a small courtyard and covered car port to the west. It is in the Conservation Area, and though not listed, is built of the distinctive Fisherton grey bricks with red brick detailing. The adjacent pair of dwellings nos.5 and 6 are at right-angles to Churchfields Road with their main

elevations overlooking the courtyard and gable end of the dwelling, though these are screened by the existing dwelling's car port. As the site is close to the junction with double yellow lines, there is no off-street parking available adjacent to the house.

#### **4. Relevant Planning History**

None

#### **5. Proposal**

It is proposed to sub-divide the existing dwelling into two one-bedroomed flats, demolish the existing single storey utility and the car port/garage and erect over them and the adjacent small courtyard; a two-bedroomed dwelling and a communal bin/recycling and bike store. The existing redundant chimney on the rear of the existing dwelling is to be demolished and a new decorative chimney erected in the roof, on the boundary between the two properties.

#### **6. Planning Policy**

Local Plan: policies G1, G2, H8, D2, D3, CN8, CN11, TR11, TR14, R2

SPG Creating Places

Wiltshire Local Transportation Plan 2011-2026.

Central Government Planning Policy: PPS1, PPS3

#### **7. Consultations**

##### **City Council**

Object, overdevelopment of the area

##### **Conservation**

No objection as long as the detailing matches the historic details of the adjacent original house. Front elevation should use Fisherton greys and side elevation be painted brick. Notwithstanding the use of modern tiles on the existing house, the new roof should be natural slate

##### **Arboricultural officer**

No objections

##### **Highways**

No objections. The additional dwellings would not be entitled to residents' car parking permits

##### **Environmental Health**

Object. Site is close to a busy junction and there are concerns regarding the impact of noise on the development. A lack of information regarding noise levels, their impact and the mitigation methods to be employed.

##### **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.

##### **Civic Trust**

Principle of extending a terrace house and converting it to flats is not contentious in an area with good access to public transport and close to the city centre. Problems are with the details and the design. Also problems regarding new brickwork. Existing bricks are Fisherton Greys, which are unobtainable and for which no close match is available. The extension of walling in a new brick only very approximately similar in colour will immediately create a jarring effect which will be far from seamless. Maintaining original character of the Conservation Area would be far better served by the use of a timber front door, and

windows. If plastic windows have to be used, they should resemble a traditional sash window. Loss of gable end to N<sup>o</sup> 4, typical of the building's period, adds to the damaging impact of the proposals.

## **8. Publicity**

The application was advertised by site notice and neighbour consultation.

Three letters/e-mails of letters of objection have been received  
Summary of key relevant points raised:

Description of development is misleading; not extension of dwelling and conversion into 3 flats but conversion of house to 2 flats and erection of an additional house  
Will increase pressure on existing residents parking facilities, which is at capacity now  
Where will their visitors park? Already people leave their cars in Churchfields to avoid station car parking charges  
Need locally is for small houses not tiny 1-bed flats  
Overdevelopment of site  
No amenity space at all  
Residents of new properties will have very poor light and ventilation due to traffic at front and to the rear views of graveyard and over-shading trees.  
Limited out-side space as at present, is better than none.  
New dwelling will not improve Conservation Area and will restrict public view of churchyard trees  
Poor light and ventilation for residents of new properties  
Loss of light to neighbours  
Lower levels of new house will be below the level of the burials in the graveyard; what are implications?  
There are practical problems of construction traffic at this busy junction to the industrial estate

## **9. Planning Considerations**

### ***9.1 Principle of development***

The application site, a two storey terraced dwelling on Churchfields Road, is located within the H8 Housing Policy Boundary of Salisbury where, except as provided by the other policies of the local plan, residential development will be permitted. In this respect the principle of the proposed development is considered acceptable.

### ***9.2 Scale design and materials***

The application proposes the extension and conversion of the existing building to facilitate the creation of 3 dwellings. The physical alterations include the removal of the carport and the erection of a two storey side extension which will provide a single two-bedroomed dwelling and internal alterations to the existing house to convert it into two one-bedroomed flats.

The proposed new two storey side extension has been designed so that it will emulate the current pair of houses adjacent, retaining the key proportions of the windows so as to retain the character of the area. It is also proposed to continue the current ridge line, add a chimney to retain balance and have a partially hipped roof on the western elevation.

The proposed extension is considered to be of a generally modest scale, compatible in terms of the scale, design and character to the existing property. It was originally proposed

to use matching bricks, though it is difficult to find new bricks which would match the original Fisherton bricks. As an alternative, the re-use of the Fisherton bricks has been suggested so that the front elevation would be complementary to the existing pair of dwellings. The Conservation Officer advises that the re-use of Fisherton grey bricks, would be the most satisfactory solution. The agent has confirmed that there are an adequate number of bricks available to create the proposed front elevation. It is proposed that the side elevation should be painted brick. This would be a historically appropriate solution and on this basis, suitably conditioned; it is considered that the development would integrate satisfactorily in relation to other properties in the area and the surrounding Conservation Area.

### ***9.3 Impact upon Conservation Area and street scene***

The existing pair of dwellings is the remnant of a small terrace, of modest dwellings, probably partially demolished when the mini-roundabout and larger junction were created to improve the city's traffic circulation. The site is adjacent to the burial ground and visually dominated by a group of mature trees which are located within the burial ground. The trees have a high canopy and the council's Arboricultural Officer does not consider that these trees would be detrimentally affected by this proposal.

The proposed development has been designed to reflect the scale and design of the current dwelling on the site. In comparison with the existing situation, this will enhance the Conservation Area. The gable end will be prominent in the street scene and it is considered that whilst the use of Fisherton bricks would be preferred, in their absence, the use of painted brick, which would give texture to the elevation, and as this is relatively common within the Conservation Area, it would be acceptable. It is not considered that the loss of the small open space behind the boundary wall, will impact upon the wider Conservation Area and overall, it is considered that the scheme will comply with the relevant policies of the Local Plan.

### ***9.4 Impact upon neighbour amenity***

The proposed extension and subdivision of the existing dwelling would create three separate residential units without any amenity space, within the existing site. This will increase the intensity of use of this established residential area. However, it is not considered that this would adversely affect the amenities of the immediate neighbours.

The proposed new door and windows, within the front elevation would have views onto the public street and are not considered likely to unduly affect the amenity of the neighbours opposite through overlooking. The proposed two storey side extension will have no windows on the western end, the side elevation, and so the new dwelling will not overlook the gardens or front elevations of nos.5 and 6 Churchfields whose front elevations are at right angles to this extended property. In view of the separation distance and the use of a hip on the roof of the new dwelling, it is not considered that the new dwelling would appear overbearing or overshadow these neighbouring properties.

By reason of the layout of the proposed flats, which will overlook the street and the graveyard and the orientation and relationship between the extended property and the adjacent residential properties, it is considered the proposed development would not unduly disturb, interfere, conflict with or overlook adjoining dwellings or uses to the detriment of existing occupiers.

### ***9.5 Impact upon amenities of future occupants.***

The Environmental Health officer is concerned regarding the impact of the noise of traffic using the access to the industrial estate as well as that created by the nearby railway

station on the future inhabitants of the dwellings. No information regarding noise levels was provided with the application. However, the current occupier of the dwelling confirms that the traffic noise is mainly a day time phenomena and that he does not suffer from noise disturbance due to the use of double glazing.

The existing dwelling is also overshadowed by the trees at the rear, reducing the light to the habitable rooms. However, the Council's Arboricultural Officer confirms that due to the location of the trees; this overshadowing will have less effect upon the new dwelling than the current one. The existence of the trees has been taken into account by the architect and the three new dwellings have been designed to take advantage of the natural day light with the living and bed rooms overlooking the street. This has resulted in some bedrooms backing on to living rooms. In view of the likely conflicts between living spaces and bedrooms, the applicant proposes to install, much higher than usual levels of sound insulation.

Whilst the dwellings will have no amenity space and will be subject to high noise levels as well as being somewhat overshadowed by the trees to the rear, overall, it is not considered that these factors are likely to be so detrimental to the amenities of the future inhabitants, as to warrant refusal of the proposal to create an additional two small living units close to the centre of the City.

### ***9.6 Impact upon highway safety***

Representations from third parties have raised concerns in respect of the impact of the proposed development on the existing on-street parking in the surrounding area.

The application site is within close proximity to the city centre, local amenities, shops, services and transport links. The adopted local plan does not stipulate minimum parking standards for dwellings (only maximum levels are prescribed) and a lack of off-street parking provision in a city centre location within easy walking distance of public transport and other local facilities which reduces the need for a private car, is not considered as constituting a reason for refusing the application.

Additionally, it is confirmed that no additional residents parking permits (in this case no more than the two permits to which the existing dwelling is already entitled) would be allocated to the new development in this restricted parking zone and therefore there would be no additional pressure on the existing residents' only parking spaces. As the proposal also includes the provision of cycle parking facilities, the Highway Authority has no objection to this proposal.

### ***9.7 Public Open Space Policy R2***

The proposed new residential development would require a contribution towards public recreational open space in the form of a unilateral planning obligation completed by the applicant and the submission of funds for the relevant contribution. The owner has entered into an appropriate unilateral planning obligation and subject to providing the relevant financial contribution the proposed development would be accordant with Policy R2 of the adopted Salisbury District Local Plan.

## **10. Conclusion**

The proposed development is considered accordant with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), D3 (Design), H8 (Housing Policy), TR14 (Transportation) and R2 (Open Space Provision) of the saved policies of the adopted Salisbury District Local Plan, insofar as the proposed development

would not adversely affect the amenity of neighbours, and makes provision for outdoor recreational facilities in accordance with Policy R2.

## **11. Recommendation**

Subject to the owner completing the unilateral planning obligation by submitting the relevant financial contribution, the proposed development would be accordant with Policy R2 of the adopted Salisbury District Local Plan.

### **Planning Permission be GRANTED for the following reason:**

The proposed development is considered accordant with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), D3 (Design), H8 (Housing Policy), TR14 (Transportation) and R2 (Open Space Provision) of the saved policies of the adopted Salisbury District Local Plan, insofar as the proposed development would not adversely affect the amenity of neighbours, and makes provision for outdoor recreational facilities in accordance with Policy R2.

### **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) This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Drawing ref.no.02 received on 18 May 2011

Drawing ref.no.03 received on 18 May 2011

Design, access and heritage statement

REASON For the avoidance of doubt

3) Notwithstanding the approved drawings, no works shall commence until details of the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) Large scale details of windows (which shall be traditional painted timber sash) to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;

(ii) Large scale details of external doors including fanlight and door arch formation

(iii) Full details of proposed rooflights, which shall be conservation style

(iv) Details of rainwater goods.

The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the Conservation Area

Policy CN8 and CN11 Conservation Area

4) Notwithstanding the details shown on the submitted plans and forms, no development shall commence on site until details of the materials for the walls and roof as well as the brick bond 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.

POLICY: CN8 and CN11 Conservation Area

5) No development shall commence on site until a scheme of works for noise attenuation including that separating wall and floor structures has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the approved scheme shall be completed prior to the premises are first brought into use/first occupied and shall be maintained in accordance with the approved details at all times thereafter.

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.

POLICY: G2 General criteria for development

6) No construction work shall take place outside the hours of 0800 in the morning and 1800 in the evening from Mondays to Fridays and outside the hours of 0900 and 1300 on Saturdays. No work shall take place at any time on Sundays and Bank or Public Holidays.

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.

POLICY: G2 General criteria for development

### **Informative**

Given the limited capacity of the nearby on-street residents parking scheme, to ensure that any existing on-street parking problems are not exacerbated, the proposed development will not be eligible for any additional parking permits.