

REPORT TO THE SOUTHERN AREA COMMITTEE

Date of Meeting:	18 th April 2013		
Application Number:	S/2013/0279/Full		
Site Address:	12 Burford Avenue, Salisbury. SP2 8AG		
Proposal:	Single storey rear extension and first floor side extension		
Applicant / Agent:	Mr Simon Lock / Mrs Jocelyn Sage		
City/Town/Parish Council	Salisbury City Council		
Electoral Division	Harnham	Unitary Member	Cllr Brian Dalton
Grid Reference:	Easting: 414691		Northing: 128767
Type of Application:	Other		
Conservation Area:	Cons Area: - NA		LB Grade:- NA
Case Officer:	Mr Ben Hatt		Contact Number: 01722 434580

Reason for the application being considered by Committee

The applicant is an employee of Wiltshire Council, and an objection to the proposal has been received from a neighbouring property. This objection means that an otherwise delegated matter needs to be considered by Members.

1. Purpose of report

To consider the above application and the recommendation of the Area Development Manager that planning permission be **GRANTED** subject to conditions.

2. Report summary

The main issues to consider are:

- Design and impact of the scheme on character of area
- Impact of the scheme on the amenities of the adjacent property

There is one letter of objection from an adjacent neighbour (10 Burford Avenue).

3. Site Description

12 Burford Avenue is semi detached property located within a well established residential area in Salisbury and is within a Housing Policy Boundary.

4. Relevant Planning History

Application number	Proposal	Decision
S/01/1781	First floor extension to side (6 Burford Avenue)	A/C
S/07/0566	Conversion of existing garage into playroom, modifications to utility area & associated works (8 Burford Avenue).	A/C

5. Proposal

Single storey rear extension and first floor side extension

6. Planning Policy

Local Plan: policies G1, G2, D3, H16 (as saved within the adopted SWCS)

Core Strategy: no core policies relevant

NPPF

7. Consultations

None

8. Publicity

1 letter of objection raising concerns over loss of light and over development caused by the creation of the proposed first floor extension.

9. Planning Considerations

9.1 Principle

The site lies within a housing policy boundary and as such residential development such as this is acceptable in principle subject to there being no adverse impact on the character of the settlement, the proposal does not conflict with the design policies, and development does not constitute tandem or inappropriate back land development. It is considered that the proposed development is in accordance with saved policy H16 of the adopted Salisbury District Local Plan. In addition to this it is noted that first floor side extensions of a similar design to the proposal have been previously approved (S/2001/1781 and S/2007/0556) in the area.

9.2 Design, scale and siting

The scale and design of the proposed alterations to the property are considered to be acceptable due to the location of proposal to the side and rear of the property. The first floor extension will result in an increase in scale of the property and will alter the characteristics of the property due to the location of the proposal. However, the proposed extension will reflect the existing design of the property which will ensure that the proposal does not overly dominant the existing dwelling or have an adverse impact on the surrounding area. The single storey rear extension will have a limited impact on the character of the property due to its limited scale and location which is screened from view to the surrounding area by well established boundary treatments consisting of close board fencing and hedgerows. The use of matching materials will ensure that the proposal merges with the existing dwelling and surrounding area.

The resultant dwellinghouse will be of a similar scale and design to a number of properties in the immediately surrounding area which will ensure that there is no detrimental impact on the character of the surrounding area and as such is considered to be in accordance with policy D3.

9.3 Impact on neighbour amenity

A letter of objection from No. 10 Burford Avenue has been received which raises concerns over a loss of light as a result of the first floor side extension. The representation states that the extension would impede significantly on the occupiers right to light and daylight levels currently serving the habitable rooms on the ground floor. In addition to this, the objection also raises concerns over the first floor extension being imposing stating that the extension will create a large imposing side wall adjacent to the kitchen door serving the side elevation which would result in an unsightly appearance.

A WC window and adjacent partially glazed door serve the side elevation of No. 10 Burford Avenue. However it is worth noting that natural sunlight will still be available to this elevation. A supporting statement from the applicants has been received which states:

“The outside space between No.10 and their boundary will still receive sunlight as it does at present. With it being on the north west aspect of the house it will be in shadow from number 10 for a good part of the day and later with direct sun being available only for part of the afternoon due to orientation. No.12 will, by virtue of orientation already take late afternoon sunlight from this outside space. Indeed, once the sun position is passed 130 degrees the existing front edge of No.12 will shade this area. Further overshadowing is likely to be negligible as the sun will be further west and lowering in the sky.”

Given that the likely reduction in daylight reaching the side of No.10 would in officers opinion be negligible, it is therefore considered that there is a sufficient distance between the two properties to ensure that there is neither a loss of light or a dominating impact on the neighbouring property.

Furthermore, there is currently a dormer window at first floor level serving No. 12 Burford Avenue which faces directly onto the side elevation of No.10 Burford Avenue. The proposal seeks to remove this dormer window and replace it with a blank façade with windows at the front and rear of the extension. It is considered that whilst the resultant extension would result in an increase in scale it would remove any overlooking issues that currently existing from an unsympathetically sited dormer window.

This type of extension is quite common and would not be unusual in this area. Other similar extension have been approved close by which have a similar relationship and impact to this proposal. It is considered that despite the concerns expressed by the adjacent neighbour, the proposal would represent an improvement in terms of reducing overlooking of the adjacent property. Furthermore, the addition of a first floor extension is unlikely to have significant impacts on the amenities of the occupiers of the adjacent property. However, in order to preserve this improvement, a suitable condition has been suggested which would restrict the future insertion of windows in the side elevation.

10. Conclusion

The proposed single storey rear extension and first floor side extension would be acceptable in terms of impact on amenities, scale and design. Neighbouring amenities would not be unduly disturbed by the development in terms of additional overlooking, given the nature of the proposal. The extensions would not appear unduly dominant from neighbouring properties and their scale would be subservient to the existing dwelling. The proposal would therefore accord with the aims and objectives of the development plan and other Government guidance, having particular regard to Local Plan policies G2, D3, and H16 (as saved within the adopted South Wiltshire Core Strategy).

11. Recommendation

Planning Permission be GRANTED for the following reason:

The Council is required to give a summary of the reasons for this decision and its conditions, and a summary of the development plan policies and proposals relevant to the decision and its conditions. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the South Wiltshire Core Strategy, namely Policies G2, D3, H16

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the (south east) elevation or roofslope of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

POLICY- G2

3. This development shall be in accordance with the submitted drawing[s] sage20-01, sage20-02 deposited with the Local Planning Authority on 22/2/13, unless otherwise agreed in writing by the Local Planning Authority.

REASON: for the avoidance of doubt.