

Date of Meeting	23 rd May 2013
Application Number	S/2013/0276
Site Address	Hollygate, Castle Lane, Whaddon, Salisbury, Wiltshire, SP5 3EQ
Proposal	Extensions and alterations to dwelling and replacement garage
Applicant	Mr J Townsend Berridge
Town/Parish Council	Alderbury
Grid Ref	E. 419552 N. 126296
Type of application	Full Planning
Case Officer	Matthew Legge

Reason for the application being considered by Committee

Cllr Britton has called in this application due to neighbouring concerns over:

- size of development relative to plot size
- out of keeping with its immediate surroundings

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 in this case are as follows:

1. Impact of the proposal on the character of the area;
2. Impact of the proposal on residential amenity.

This application has received an objection from the Parish Council and objections from four neighbouring objections.

3. Site Description

The application site is located within a Housing Policy Boundary area. The site is surrounded by residential dwellings and has an existing vehicular access onto Castle Lane.

4. Planning History

03/1272: Alterations and Extension - REF

07/1925: Extend Bungalow And Its Roof Height To Form A First Floor Level - AC

12/1004: Extensions and alterations to dwelling and replacement garage - REF

5. The Proposal

Extension and alterations to dwelling and replacement garage.

The extensions include a side/rear 'wing' to provide a new dining area, kitchen and family area; and a new front porch. The extensions also include changes to the roof to enable its use as habitable accommodation (three bedrooms and related bathrooms). To achieve this first floor accommodation the eaves level of the existing building would be increased in height by 1.3m, with a half-hipped roof erected above this. Overall height of this new roof would be equal to that of the highest part of the existing building – 6.3m.

The new triple garage with office over would be sited to the side/rear of the house, 1.0m minimum from the boundaries of the site.

6. Planning Policy

Adopted policies; G2, D3, H16, C6 and C12 as saved within Appendix C of the adopted South Wiltshire Core Strategy.

National Planning Policy Framework (NPPF)

7. Consultations

Parish Council – Object

Wiltshire Council Highways – No highway objection

Wiltshire Council Ecology – None received

Wiltshire Council Environmental Health – No objection

WF&RS – General comments

8. Publicity

Four letters of objection have been received:

- Concern over size of garage and overshadowing
- Concern over increased bulk of dwelling and overlooking

9. Planning Considerations

9.1 Principle of development

This application has been submitted following the refusal of a similar application (S/2012/1004). The reasons of the previous refusal are a material consideration to this application and as such the previous refusal reasons need to be overcome in order for the LPA to support the current application. The previous reasons for the refusal were:

1. The proposed development is not considered to be compatible with the existing property in terms of scale, design and layout and would not be carefully integrated in relation to other properties and the overall landscape framework, contrary to policy H16 and D3 of the Salisbury District Local Plan and paragraphs 58 and 64 of the National Planning Policy Framework.

In particular, the altered, extended ridgeline of the bungalow, the rear facing dormer windows and large glazed features (front and rear elevations) in combination with the ridgeline, elaborate stairway and landing for the replacement garage are all likely to appear cramped within the site itself and uncharacteristically dominant, contrary to the spacious character of the area. The quadruple casement dormer window seems inappropriately scaled for the garage and would compete with the entrance feature on the dwelling. Furthermore, the garage is not sufficiently subservient in scale, height or appearance to the main dwelling. Together, the buildings would give the site a cramped appearance. The design of the scheme has not been carefully integrated in relation to the surrounding properties, particularly given the difference in heights between the site and properties to the north east fronting Southampton Road.

2. Properties in the vicinity of the site are not currently overlooked. The proposed rear facing dormer windows and large glazed features (front and rear elevations), the curved stairway and prominent landing for the replacement garage would unduly disturb and interfere with adjoining properties (to the north east and south west) in terms of actual, oblique and perceived overlooking, to the detriment of the amenities of the existing occupiers, contrary to Policy G2 of the Salisbury District Local Plan.

3. The property was historically used by brown long eared bats. This species favours loft spaces with a high void, as found at the application site. The Whaddon area provides high quality feeding habitat for bats with county wildlife sites on either side of the village, and it is reasonable to expect therefore that the property could have become reoccupied by bats. A previous survey carried out more than 2 years ago needs to be repeated but has not been submitted with the application. The proposal is therefore contrary to Policy C12 of the Salisbury District Local Plan and paragraphs 109 and 118 of the National Planning Policy Framework.

9.2 Scale, design, materials and impact of the development on the character of the area

Policy C6 has particular regard to the high quality of the landscape. The existing bungalow is set within the centre of its plot, and is low rise with a staggered hipped roofline, about 6.3m from ground to ridge. This facilitates views through the site between the roof ridges and spaces between the dwelling and garage. Properties to the east of the site fronting Southampton Road are at a lower level than the site, and a tall hedge provides the boundary. At present, a short section of the roof ridge of the existing bungalow is visible above the hedge.

There is some concern expressed in relation to the design of the proposed dwelling and the garage. The previous refusal mentioned; *“The proposed development is not considered to be compatible with the existing property in terms of scale, design and layout and would not be carefully integrated in relation to other properties and the overall landscape framework...”* This application has maintained the overall design of the originally refused scheme but this application has made the following alterations when compared to that previously refused application. The changes are as follows:

- Removal of two rear dormers and insertion of two conservation styled roof lights
- Removal of narrow light strip window on north east elevation.
- Removal of a three light floor to ceiling window on the front south west elevation and the insertion of a door in its place.
- Insertion of small square light window within side north west elevation.
- Reduction in height (-0.525m) of the proposed dwelling (no higher than existing ridge)
- Removal of spiral external staircase for garage
- Reduction in size of large glazed garage dormer
- Removal of new external stair case. Now fully internalised within garage
- Reduction in height (-0.2m) and size of the garage.
- Re-grading of ground level to include a further 0.6m lower ground level for the garage. Resultant visual loss of garage height is now 0.8m.
- Increased offset distance for the garage from the southern boundary.
- Insertion of small roof lights within the proposed garage roof

Whilst the design of the extended dwelling is not considered to be comparable to that of the original dwelling, it is considered that the ‘back-land’ location of the site will not permit prominent street views of the dwelling. Officers consider that concerns over the design of the scheme in this setting are not a robust reason to refuse the application if all other previous refusal reasons have been overcome. It is considered that the built up character of the area is not easily defined and the character could easily be determined to be made up from varying house designs/masses of dwellings. Given the rear location of the dwelling and its limited visual presence within the street scene it is considered that on balance the changes to the original refusal (as set out above) now satisfy previous concerns in relation to its design acceptability. It is not considered that the design of the extended dwelling results in enough harm to the character of the area to warrant a refusal on this ground alone.

9.3 Impacts on neighbours’ amenities

Following neighbours’ objections about impact on amenity (as a result of overbearing mass and bulk of development) the ridge height of the proposed development has been reduced by 0.525m. This reduction has now reduced the ridge height of the proposal to the height of the bungalow’s existing ridge. This reduction is now considered to sufficiently mitigate this element of the previous refusal. The reduction and or removal of rear dormer windows within the proposal also addresses neighbouring concerns. Officers are aware that there is existing overlooking between the neighbouring properties. The dwellings known as Dinard, Kingsland and Marteri all have a high level rear window(s) which permit views into the application site. Any significant first floor windows within the proposal are located on the side elevations. The north western side elevation faces towards an area of what appears to be treed common land. Any neighbouring views of this first floor window are considered to be acceptable with no

demonstrable harm to residential amenity. The four light first floor window on the south eastern elevation is largely screened from neighbouring views by the creation of the proposed garage and the existing outbuilding which is located at the rear of the dwelling known as Sunnyside. The proposed garage only includes three high level windows and a number of smaller roof lights on the hipped gable ends. The proposed windows are not considered to be unduly detrimental of neighbouring amenity. The three windows are noted to be largely inward facing and will not have a direct orientation towards neighbouring properties.

The massing of the garage has been highlighted by neighbours together with its size and bulk. Following neighbour concerns, the width of the garage has been reduced by 0.5m so to allow for a further off set distance from the southern boundary which is shared with Sunnyside and Lanterns. The distance from the southern boundary is now 1m which is considered to be acceptable.

As a result of further negotiation the dimensions of the garage have also been reduced. The external stair case has been removed and the width and depth of the garage has been reduced. The reductions to the dimensions of the garage are considered to help to reduce its perceived impact upon neighbouring dwellings. In addition the physical height of the garage has been reduced by 0.2m and the land upon which the existing garage is to be built is proposed to be lowered by 0.6m. Upon investigation the Agent has commented that the existing garage was constructed on built up land and thus the removal of this land will visually reduce the height of the garage by 0.8m.

Whilst the garage is larger than the existing garage and will add a degree of mass (when compared to the existing garage), it is a balanced view that the creation of the garage will not result in such detriment to neighbouring amenity where a refusal could be reasonably justified and defended. The garage is located 20m - 25m from the rear elevations of the immediate dwellings along Southampton Road and positioned in a western location to those rear gardens. Any significant loss of light to the rear portion of the neighbouring gardens will be limited to the mid to late afternoon and evening which is on balance considered to be acceptable in planning terms.

9.4 Highway Safety

Wiltshire Council Highways have commented: *“I am satisfied that sufficient parking and turning provision is accommodated on site and as such, I do not believe the proposal will have a detrimental impact upon highway safety. Therefore, I recommend that no Highway objection is raised, subject to the following condition being attached to any permission granted:*

The garages (building) hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Hollygate.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.”

9.5 Impact on Protected Species

A Wiltshire Council Ecologist considered that the previous refused application should have been supported by an up-to-date bat survey. The property was historically used by brown

long eared bats. This species favours loft spaces with a high void, as found at the application site. The Whaddon area provides high quality feeding habitat for bats with county wildlife sites on either side of the village, it is reasonable to expect therefore that the property could have become reoccupied by bats. This application has submitted a Bat Survey which has been produced by a Chartered Rural Surveyor & Ecological Consultant (Feb 2013). The survey found no evidence of bats in the roof space or the surrounding external areas. The potential impact on protected species was perceived to be low and as such no mitigation measures have been proposed. The proposal is considered to be compliant with policy C12 of the Local Plan and paragraphs 109 and 118 of the NPPF and as such this reason for refusal has been overcome.

10. Conclusion

This application has made a significant number of alterations when compared to the previous refused application. The alterations are now considered to satisfy the reasons for the previous refusal in that the enlarged dwelling and new garage block are now not considered to result in harm to surrounding neighbouring amenities and the extended dwelling and garage block will not result in any demonstrable harm to the character of the area.

RECOMMENDATION

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, C6 and C12.

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development [to improve the [economic, social and environmental] conditions of the area].

- 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 windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the first floor of the development hereby permitted (such expression shall also include the roof space)

REASON: In the interests of residential amenity and privacy.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions / extensions / external alterations to any building forming part of the development hereby permitted.

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 external alterations.

- 4 The garage hereby permitted shall not be used at any time other than for the parking of vehicles ancillary to the residential use of the main dwelling, known as Hollygate and the garage shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

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

DRG No. JT.PEP01 Rev C (Jan 2013) 18/04/2013

DRG No. JT.PE01 Rev C (Jan 2013) 18/04/2013

DRG No. JT.PGP01 Rev D (Jan 2013) 26/04/2013

DRG No. JT.PCA01 (Jan 2013) 26/04/2013

DRG No. JT.PSP01 Rev D (June 2012) 26/04/2013

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