

Report to the Area Hub Planning Committee

Date of Meeting	05 th September 2013
Application Number	13/01181/FUL
Site Address	10 Church Road, Idmiston, Salisbury, Wiltshire, SP4 0AZ
Proposal	New single storey side extension, roof extension, front and rear dormers, detached garage and landscaping to 10 Church Road to create a 6 bedroom dwelling. New two storey 5 bedroom dwelling within the existing curtilage of 10 Church Road
Applicant/Agent	Mr & Mrs Richard Maloney / Snug Projects Ltd
Town/Parish Council	Idmiston
Grid Ref	Easting: 420000 Northing: 137243
Type of application	Full Planning
Case Officer	Charlie Bruce-White

Reason for the application being considered by Committee

Cllr Hewitt has called in the application on the grounds of the scale of the development, its relationship to adjoining properties, and design.

1. Purpose of report

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

2. Report summary

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

1. Principle of development;
2. Character and appearance of the area;
3. Amenities of adjoining and nearby property;
4. Highway considerations;
5. Ecology;
6. Archaeology;
7. Affordable housing and recreational open space.

3. Site Description

The site relates to a reasonably large detached dwelling, situated within a generous sized plot, on Church Lane within the village of Idmiston. The site slopes reasonably steeply from the road frontage to the rear of the curtilage. The part of Church Lane within the vicinity of the site has a semi-rural character resulting from its well landscaped front gardens and the set back of dwellings away from the street. The site is within the Housing Policy Boundary.

4. Relevant Planning History

None relevant

5. Proposal

The proposal comprises two parts:

- The subdivision of the plot and the formation of a new dwelling, utilising the existing access; and
- The extension of the existing dwelling and the formation of a new detached garage and access to serve it.

6. Planning Policy

Local Plan: policies G1, G2, D3, H16, C6, C12, CN22, TR11, TR14, R2

Core Strategy: core policies 1, 3

Central government planning policy: NPPF

7. Consultations

Parish Council

Object to new dwelling as contrary to Core Strategy objectives for new growth within unsustainable locations. Concerned about its proximity to, and the resulting effect upon, 12 Church Road. Also concerned that detached garage is too high and close to the existing and proposed dwellings.

Highways Officer

No objection subject to conditions regarding new access.

Ecologist

No objection

Archaeologist

No objection subject to archaeological watching brief condition

8. Publicity

The application was advertised by site notice and neighbour consultation.

1 letter of representation was received, raising the following objections/concerns:

- Loss of privacy;
- Increase in noise and disturbance.

9. Planning Considerations

9.1 Principle of development

Local Plan policy D3 states that extensions to existing properties, or the development of ancillary buildings within their curtilages, will be permitted where:

- (i) the proposal is compatible in terms of: the scale, design and character of the existing property and use of complementary materials; and

- (ii) the development is integrated carefully in relation to other properties and the overall landscape framework.

Local plan policy H16 states that small scale development and redevelopment will be permitted within the Housing Policy Boundaries, subject to the following criteria:

- the proposal will not constitute tandem or inappropriate backland development;
- the proposal will not result in the loss of an open area which makes a positive contribution towards the character of the settlement; and
- the proposal will not conflict with the Design Policies of the Plan.

The site is within the Housing Policy Boundary, and policy H16 is saved within the South Wiltshire Core Strategy. Therefore the new dwelling is acceptable in principle.

It is noted that the draft Wiltshire Core Strategy proposes to remove the Housing Policy Boundary from Idmiston. However, the Wiltshire Core Strategy is not yet adopted, and is not likely to be until the end of the year / beginning of next year. Therefore the weight to be afforded to the proposed policy changes are limited, and do not outweigh the current housing policies of the Local Plan.

9.2 Character and appearance of the area

Extension/alterations to existing dwelling, new garage & access

The existing dwelling has an unattractive two storey side extension, over which it is proposed to form a new pitched roof, which would continue the ridge and profile of the main roof to the original dwelling. The result would be a significant improvement to the dwelling's appearance. Also proposed is a single storey extension to the side of the dwelling. Although this would have a flat roof, it would be a subservient structure in a high quality modern design. Other alterations include new dormer windows, also in a modern style to complement the single storey extension, and the reconfiguration of existing windows/doors. The Parish Council have confirmed that they support the refurbishment aspect of the proposals.

The new garage would be sited towards the front of the existing dwelling, against the newly created boundary with the adjacent plot. It would be a suitably subservient structure, sited approximately 8 metres from the front of the dwelling and on lower ground, and would be largely obscured from views on the street by the existing front boundary landscaping. Its design would be appropriate, comprising a pitched roof double garage up to approximately 5.5 metres in height, with timber clad elevations and tiles to match the existing dwelling.

The new access would be similar in appearance to the existing one, and whilst it would result in some of the landscaping to front boundary being lost, the majority would be largely unaffected and the tree lined character of the street would remain intact. For the purposes of maintaining a visibility splay, some of the lower branches of the conifer trees to the front boundary would need to be removed (crown raised), although any loss of low level greenery could be offset by imposing a condition to secure new hedge planting behind the line of the splays. Such new planting would also ensure that, when the conifers reach the end of their life cycle and require removal, an alternative mature planting screen will already exist.

New dwelling

The new dwelling would be situated on an appropriate building line, mid-way between the existing dwelling and 12 Church Road. The resulting plot widths of the new and existing dwellings would be typical of those found on Church Road. In terms of building height and scale, the proposal would comprise a one and a half storey dwelling, with its first floor rooms contained partially within the roof space, which would result in a building that would have its eaves and ridge heights mid-way between the two storey existing dwelling and single storey 12 Church Road. Consequently, in terms of its siting and scale, the new dwelling would provide an appropriate transition between the large two storey existing dwelling, and the more modest bungalow at 12 Church Road.

In terms of architectural style and materials, the new dwelling would comprise a modern take on a chalet bungalow design, incorporating several design features and the same palette of materials as from the refurbished existing dwelling. Overall it is considered that it would be of a good quality of design that would respect the character and appearance of the area, as required by the design policies of the Local Plan.

Notwithstanding the above, the new dwelling would be sited within a part of the plot where the front boundary landscaping would be least affected, and given its existing screening effect the dwelling would not be particularly visible within the streetscene.

9.3 Amenities of adjoining and nearby property

The occupants of the neighbouring bungalow at 12 Church Road have raised concerns over the proximity of the new dwelling to their property, and the affect this could have upon privacy. From its closest point, the new dwelling would be sited just under 4 metres from the boundary with this neighbour, and approximately 7 metres from the neighbouring dwelling itself. The new dwelling would be set behind the rear building line of this neighbouring property, so that it has the potential to be readily apparent from the neighbouring rear garden. However, significant boundary screening exists on the boundary, on both the applicants' and neighbours' sides, and following the submission of amended plans no first floor windows are proposed on the facing side elevation of the new dwelling. Furthermore, the rear of the new dwelling would be set into the slope of the plot, reducing the impact of its bulk, and its rear projecting extension has been designed with its roof sloping away from the boundary. Taking these factors into account, it is not considered that there would be a loss of privacy, or significant overbearing or overshadowing effects.

It is not considered that the neighbour to the other side of the plot, 8 Church Road, would be significantly affected given the distance of separation involved and the single storey height of the proposed side extension.

9.4 Highway considerations

The Highways Officer confirms that the proposed parking and access arrangements are satisfactory, and recommends no objection subject to standard conditions regarding the formation of the new access.

9.5 Ecology

The Council's Ecologists confirms that the development presents a low risk to protected species, and therefore raises no objection.

9.6 Archaeology

The Council's archaeologist confirms that the site is of archaeological interest, and therefore recommends that an archaeological watching brief is undertaken during construction, which can be secured through a planning condition.

9.7 Affordable housing and recreational open space

The residential development of the site triggers the need for contributions towards affordable housing and public open space, under Core Policy 3 and Local Plan policy R2 respectively. Should a resolution for approval be made, the applicants will need to enter into a S106 legal agreement before the final issue of planning permission in order to secure the relevant payments.

10. Conclusion

The proposed development would be acceptable in principle and would be appropriate to the character and appearance of the area. The residential amenity of neighbours would not be significantly affected, and subject to conditions the proposal would be acceptable in highways and archaeological terms. Subject to a S106 agreement the development would make appropriate provision towards affordable housing and recreational open space.

11. Recommendation

That subject to the applicant entering into a S106 legal agreement to secure:

- a) Financial contributions towards recreational open space;
- b) Financial contributions towards affordable housing;

Permission be **GRANTED 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 shall only be undertaken in accordance with the following approved plans:

Plan Ref....P465-102-P2...	Dated....14.08.13....
Plan Ref....P465-103-P2...	Dated....20.06.13....
Plan Ref....P465-104-P3...	Dated....14.08.13....
Plan Ref....P465-105-P3...	Dated....14.08.13....
Plan Ref....P465-111-P2...	Dated....14.08.13....
Plan Ref....P465-112-P1...	Dated....20.06.13....

Plan Ref....P465-113-P2...	Dated....14.08.13....
Plan Ref....P465-121-P1...	Dated....20.06.13....
Plan Ref....P465-123-P1...	Dated....20.06.13....
Plan Ref....P465-124-P1...	Dated....20.06.13....
Plan Ref....P465-125-P2...	Dated....14.08.13....
Plan Ref....P465-126-P1...	Dated....20.06.13....
Plan Ref....P465-127-P1...	Dated....20.06.13....
Plan Ref....P465-128-P2...	Dated....14.08.13....
Plan Ref....P465-129-P2...	Dated....14.08.13....
Plan Ref....P465-301-P1...	Dated....20.06.13....

Reason: For the avoidance of doubt.

- 3) No development shall commence on site until details, and where so requested samples, of the materials to be used for the external walls and roofs of the development 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.

- 4) No development shall commence on site until a scheme of soft and hard landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

- details of trees and hedges to be retained, together with measures for their protection in the course of development;
- details of new planting, which shall include planting to be undertaken behind the proposed visibility splay and splayed access;
- means of enclosure;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;
- all hard surfacing materials;
- minor artefacts and structures (e.g. refuse and other storage units, signs, lighting etc).

Reason: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 5) All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 6) No development shall commence within the area indicated (proposed development site) until a written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority. The approved programme of archaeological shall be carried out in accordance with the approved details.

Reason: To enable the recording of any matters of archaeological interest.

- 7) The development hereby permitted shall not be first occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

Reason: In the interests of highway safety.

- 8) No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

Reason: In the interests of highway safety.

- 9) No part of the development shall be first occupied until the visibility splays shown on the approved plans ref: P465-102 P2 have been provided with no obstruction to visibility at or above a height of 0.9m above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

Reason: In the interests of highway safety

- 10) No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

Reason: To ensure that the development can be adequately drained.

- 11) Construction works shall not take place except between the hours of 07.30hrs to 1800hrs on Mondays to Friday and 08:00 to 13:00hrs on Saturday. There shall be no work on Sundays and Public Holidays. This condition does not apply to the internal fitting out of the buildings.

Reason: In order to limit the noise and disruption to adjacent neighbours during antisocial hours.