

Report To The Area Hub Planning Committee

Date of Meeting	05 th September 2013
Application Number	13/01284/FUL
Site Address	12 Middleton Road, Salisbury, Wiltshire, SP2 7AY
Proposal	Conversion of existing end of terrace 4 bedroom house to form 2 dwellings (1 x 2 bed terrace house and 1x 1 bed end of terrace house)
Applicant	Mr Robert James
Town/Parish Council	Salisbury City Council
Grid Ref	Easting 413949 Northing 130536
Type of application	Full Planning
Case Officer	Tom Wippell

Reason for the application being considered by Committee:

The application has been called to Committee by Cllr Clewer due to concerns in respect of Car Parking- The issue here is residents parking, and the additional parking that the site will add.

1. Purpose of report

To consider the above application and the recommendation of the Area Development Manager that, subject to the landowner entering into an appropriate legal agreement and submitting the relevant financial contribution in accordance with Policy R2 of the adopted Salisbury District Local Plan and Policy CP3 of the South Wiltshire Core Strategy, 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, design and materials
- Impact upon neighbour amenity
- Car parking and impact upon highway safety
- Planning obligations

The application has generated no comment from Salisbury City Council and 2 letters of objection from the public.

Neighbourhood Responses
2 letters received objecting to the proposal
No letters of support received

3. Site Description

Number 12 Middleton Road is a two storey, four bedroom terraced dwellinghouse located within a predominantly residential area within close proximity to the city centre. The property has direct street frontage and an enclosed rear garden which is accessed via a pedestrian passageway from Middleton Road.

4. Relevant Planning History

None relevant to this application

5. Proposal

The application proposes the conversion of the dwellinghouse to create 2 dwellings (1 x 2 bed terrace house and 1 x 1 bed end of terrace house).

6. Planning Policy

Adopted policies; G2, H8, D3, TR14 and R2 as saved within Appendix C of the adopted South Wiltshire Core Strategy.

Core Policy 3 of the South Wiltshire Core Strategy

National Planning Policy Framework

7. Consultations

Salisbury City Council

No comment

Wiltshire Council Highways

In line with the current parking standards as given in Wiltshire Local Transport Plan 2011-2026, there is a requirement for 3 parking spaces for a 4 bedroom property, 2 spaces for a 2-3 bed and 1 space for a 1 bed. On that basis the parking requirement for the existing arrangement is the same as for that proposed, 3 spaces.

Whilst it is acknowledged that all parking would take place on the public highway (within the residents parking zone of the Middleton Road area) I am satisfied that the proposal should not add to the parking pressures on Middleton Road. I therefore would not wish to raise a highway objection based on the information received.

Wiltshire Council Housing

Confirm that any planning consent should be subject to the applicant entering into a S106 agreement to pay an affordable housing contribution of £7,578 as per Core Policy 3 of the South Wiltshire Core Strategy. The applicant has agreed to enter into an agreement if the scheme is approved by Committee.

8. Publicity

The application was advertised by site notice and neighbour consultation letters.
2 letters received objecting to the proposal
No letters of support received

Summary of key relevant points raised:

- Land allocated for bin storage is not 100% owned by applicant
- An affordable housing contribution is not required, as there is plenty of existing affordable housing within Salisbury
- Insufficient parking provision

9. Planning Considerations

9.1 Principle of development

The application site, being a two storey terraced house, 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 conversion of the existing building to facilitate the creation of 1 x 2 bed terrace house and 1 x 1 bed end of terrace house. There are no proposed external physical alterations to the application dwelling, other than the addition of a new door and window in the ground-floor side elevation.

Each of the dwellings will have an area of outside space which can be accessed by the rear path leading onto Middleton Road. The outdoor areas will accommodate enough area for waste/recycle storage and for the secure parking/storage of bicycles, in accordance with the saved Local Plan transportation policy TR14.

It should be noted that the Land Registry have confirmed that the application site (including the access path and bin storage area) is owned by the applicant.

9.3 Impact on neighbour amenity

The proposed subdivision of the existing house would not change the use class of the property, but would create two separate residential units within the existing property.

By reason of the layout of the proposed flats, and the orientation and relationship between the property and surrounding residential properties, it is considered the proposed development would not unduly disturb, interfere, conflict with or overlook adjoining dwellings or existing occupiers.

9.4 Highway issues

The application has been called to committee because concern has been expressed about car parking and the additional vehicles this proposal may add to the area

Current parking policy, and the terms and conditions for Wiltshire's resident parking permit schemes, are presented in 'LTP3', which is the third evolution of the Wiltshire Local Transport Plan. LTP3 sets out the Council's objectives, implementation plans and targets for transport in Wiltshire for the period from March 2011 to March 2026.

Regarding parking standards, LTP3 sets out minimum space requirements for residential developments. The standards follow:

Bedrooms	Minimum Spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor Parking	0.2 spaces per dwelling (unallocated)

LTP3 states that under certain circumstances these minimum standards can be discounted, for example, if a site lies within a sustainable town or city centre

Regarding residents' parking schemes, LTP3 states that these have the following purpose:

"Residents' parking schemes are aimed at tackling problems caused by commuter and shopper parking. All schemes operate between the hours of 8am and 6pm Monday to Saturday inclusive, except public holidays. The schemes are not intended to resolve parking problems outside of these times".

The parking schemes are administered by WC Parking Services. The current terms and conditions of the schemes are set out in the latest version of the Local Transport Plan (LTP3). The process for setting up permit schemes states the following:

"In terms of residential entitlement, this may be based upon a maximum number of permits per household, e.g. one, two or in some cases three. In other cases, permits have been allocated based on the availability of parking spaces (e.g. 75-100% – allow two permits/household and visitors' permits). Visitor permits may be awarded by the number of people aged over 18 in a household, at set amounts per year or as above based on space availability".

The terms to be applied in each parking scheme area are a matter for Parking Services to determine and not Development Services. The WC Highways Development Control Officers have been consistent in their responses to planning applications within parking scheme areas, stating that they could not sustain objections to proposals in areas which have good access to public transport and services (and where non-availability of on-street parking is an appropriate deterrent to car ownership in any event). However, the Highways DC Officers have recommended informative (not conditions) being added to planning permissions stating that permits may not be issued to new developments, in accordance with LTP3.

In line with the current parking standards as given in Wiltshire Local Transport Plan 2011-2026, there is a requirement for 3 parking spaces for a 4 bedroom property, 2 spaces for a 2-3 bed and 1 space for a 1 bed. On that basis the parking requirement for the existing arrangement is the same as for that proposed, 3 spaces.

The Highways Officer having assessed the proposed development has raised no highway objection and considers that the existing parking permits allocated to the additional unit will not be increased as a consequence of this development, and as such there is unlikely to be an increase in on-street parking within the controlled area.

Regarding parking permits, the development could result in two additional permits being issued over and above the two permits the existing house may be entitled to. However, these permits would apply primarily to daytime hours only, when officers have not experienced parking congestion in this locality in any event.

The Highways Officer also considers it material that other similar developments have been permitted in the immediate locality.

9.5 Planning obligations

The proposed new residential development would require contributions towards public recreational open space under policy saved local plan policy R2 and a financial contribution towards the provision of offsite affordable housing.

10 Conclusion

Subject to the landowner entering into an appropriate unilateral planning obligation and submitting the relevant financial contribution in accordance with saved Local Plan Policy R2 together with policy CP3 of the South Wiltshire Core Strategy, the proposed development is considered to be acceptable. The subdivision of the application dwelling into two residential units is not considered to result in harm to neighbouring amenities and is not perceived to result in harm to users of the highway.

11 Recommendation

Planning permission be GRANTED for the following reason:

That planning permission be approved subject to the applicant entering into a S106 agreement covering the following matters:

1. A financial contribution towards off-site recreation provision; and
2. A financial contribution towards off-site affordable housing provision,

unless this is satisfactorily demonstrated to undermine the viability of the development;

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:

In pursuance of its powers under the above Town & Country Planning Act 1990, the Council hereby grant PLANNING PERMISSION for the above development to be carried out in accordance with the application and plans submitted (listed below), subject to compliance with the condition(s) specified hereunder:-

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

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 development shall be in accordance with the following submitted drawings:
12/1832/201 A, dated 02/04/13 and received to this office on 25/06/13

Reason: For the avoidance of doubt

INFORMATIVE:

The applicant should note that additional residents parking permits will not be allocated to new developments in restricted parking areas. In this case no more than the two permits to which the existing dwelling is already entitled will be issued.