

## REPORT TO THE SOUTHERN AREA PLANNING COMMITTEE

|                     |  |                |                   |
|---------------------|--|----------------|-------------------|
| Date of Meeting     | 16 January 2014  |                |                   |
| Application Number  | 13/05892/FUL   |                |                   |
| Site Address        | 18c Firs Road,<br>Firsdwn,<br>Salisbury,<br>Wiltshire,<br>SP5 1SQ  |                |                   |
| Proposal            | Proposed raising of roof to create first floor extension including 3 dormers and porch to east elevation, 6 rooflights to west elevation |                |                   |
| Applicant           | Mr Cornforth   |                |                   |
| Town/Parish Council | FIRSDOWN   |                |                   |
| Electoral Division  | Winterslow   | Unitary Member | Cllr Chris Devine |
| Grid Ref            | 421396 133373  |                |                   |
| Type of application | Full Planning  |                |                   |
| Case Officer        | Tom Wippell  |                |                   |

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### Reason for the application being considered by Committee

Councillor Chris Devine has called-in the application for the following reasons:

- Scale of development
- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Design – bulk, height, general appearance
- Environmental/highway impact
- Wide-spread Public & PC concern in the village of Firsdwn

### 1. Purpose of Report

To consider the recommendation of the Area Development Manager (South) that planning permission be **GRANTED** subject to conditions.

### 2. Report Summary

The application has generated objections from the Parish Council and four third parties. There have been no letters of support.

### 3. Site Description

The application relates to number 18c Firs Road, being a detached bungalow on a 'backland' site within the settlement of Firsdwn.

The property is accessed via a private track from Firs Road running between numbers 16 and 18 Firs Road. This track also serves three other backland plots – 18a, 18b and a newly constructed dwelling to the rear of no. 3 Firs Close. The property has an area of gravel hardstanding at the front and a modest garden curtilage to the south and east sides.

#### 4. Planning History

|              |  |                |          |
|--------------|--|----------------|----------|
| 74/530       | O/L 3 bungalows with garages   | A              | 17.09.74 |
| 84/524       | O/L 2 bungalows  | R              | 30.06.83 |
| 87/1553      | O/L 2 dwellings  | R              | 26.11.87 |
| 88/626       | O/L one dwelling   | R              | 19.5.88  |
| 89/159       | Three bungalows & garages  | R              | 16.03.89 |
|              |  | <b>App Dis</b> | 0.11.89  |
| 89/2099      | Two bungalows & garages & alteration to access at land at rear of 18 Firs Road   | AC             | 04.04.90 |
| 91/1838      | Construction of a 4 bed. bungalow and access at plot no. 1   | AC             | 12.02.92 |
| 91/1839      | Construction of a 4 bed. bungalow and access at plot no. 2   | AC             | 12.02.92 |
| 02/52        | Erection of a new bungalow. at 18 Firs Road.   | R              | 04.03.02 |
|              |  | <b>App Dis</b> | 04.10.02 |
| 02/2294      | one dwelling   | R              | 20.01.03 |
| 03/527       | one dwelling   | R              | 15.05.03 |
|              |  | <b>App Dis</b> | 17.11.04 |
| 03/2361      | Two storey extension and conservatory at rear of property  | R              | 22.12.03 |
| 04/348       | New Bungalow at rear of 18 Firs Road   | R              | 13.04.04 |
| 04/1004      | New Bungalow at 18 Firs Road   | R              | 05.07.04 |
| 04/2264      | New bungalow + access with parking   | W/D            |          |
| 04/2462      | New bungalow with access and parking.  | AC             | 16.12.04 |
| 08/0490      | creation of new access to provide individual access to no 18   | WD             | 30/04/08 |
| 08/1059      | new separate access to serve dwelling  | AC             | 31/07/08 |
| 13/00538/FUL | Proposed raising of roof and creation of rooms in the roof space with two dormer windows on the front elevation                    | REF            | 12.07.13 |
| 13/03027/FUL | Proposed raising of roof and creation of rooms in the roof space with 2 dormer windows on the front elevation and 1 dormer on rear | REF            | 24.10.13 |

This application was refused for the following reason:

“The proposal, by reason of the increase in size of the dwelling and the resulting intensification in its use as a larger house, would result in an over-development of the site, to the detriment of the character and amenities of the area. Furthermore, the additional

bulk created by the increase in size would result in an overbearing impact on neighbouring properties. This is contrary to Policies D3 and G2 of the Salisbury District Local Plan (which are saved policies of the South Wiltshire Core Strategy)".

## **5. The Proposal**

The proposal is to erect a first floor extension to provide additional living accommodation. This would involve the raising of the eaves and the ridgeline of the existing building and the insertion of three dormer windows in the new front roof slope and six obscure-glazed rooflights in the new rear roof slope. The overall ridge height of the building would increase by 2.1m (from 5.1m to 7.2m). It is also proposed to erect an enlarged open-sided porch on the front of the building.

## **6. Planning Policy**

Salisbury District Local Plan ('saved' policies of the South Wiltshire Core Strategy: G2, D3, H16

NPPF

## **7. Consultations**

### Firsdown Parish Council

Object on grounds of overdevelopment, increased ridge height, detrimental impact on neighbouring properties, concern of increased traffic/noise, parking concerns/emergency vehicle access

### WC Highways

No objection

## **8. Publicity**

The application was publicised by site notice and neighbour notification letters.

Four third party representations have been received objecting on grounds including excessive scale, design out of keeping, increased noise and disturbance, and undue overlooking of neighbouring properties.

## **9. Planning Considerations**

### 9.1 Visual Impact

This area is defined by dwellings of mixed age, size and design. There are houses, chalet bungalows and bungalows. For example, no. 18 is a house (two stories), no. 16 is a bungalow (single storey) and no. 14 is a chalet bungalow (two stories). The other properties sharing the track to the application site comprise a bungalow (no. 18a), and two storey chalet bungalows (no. 18b and the new dwelling).

The proposal is to change the application dwelling to a two storey chalet style house. Within this context of houses, bungalows and chalet bungalows this proposed style of dwelling is not considered to be discordant or out of keeping. The design is considered to be harmonious with the evolution of the area. What is more, the site is considered to be

capable of accommodating the resulting larger dwelling without a cramped or overcrowded appearance by virtue of the adequately sized plot. For these reasons it is not considered that there would be a harmful visual impact.

## 9.2 Impact on Residential Amenity

The proposed development, by reason of the relatively modest increase in ridge height, would not represent an over-dominant form of development when viewed from the neighbouring properties at the sides, front and rear.

Views from the front facing dormer windows would be towards the shared track serving the four backland dwellings which in all respects is a communal and mutually overlooked space. The new dwelling opposite is sufficiently distanced from the site to ensure no loss of privacy.

The rear elevation of the existing dwelling is approximately 5 metres from the boundary fence with the rear garden of no. 20 Firs Road. It is proposed to erect six rooflights in the rear facing roof slope. To prevent overlooking the applicant proposes to use obscured glass in all six rooflights. This, together with their fixing shut (to prevent overlooking when open), would safeguard the privacy of the owner/occupier of no. 20 when using the garden. A condition is recommended accordingly. The dwelling at no. 20 itself is some 35 metres from the site.

Subject to the above condition and a further condition preventing the insertion of any additional windows or other openings within the first-floor level beyond those detailed in the submitted plans, it is considered that the proposed development would not unduly disturb, interfere, conflict with or overlook adjoining properties.

### **RECOMMENDATION**

#### **Approve, 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 windows, doors or other form of openings other than those shown on the approved plans, shall be inserted above ground floor ceiling level of any elevation of the development hereby permitted.

Reason: In the interests of residential amenity and privacy.

3. Before the development hereby permitted is first occupied the 6 rooflights in the rear elevation shall be permanently glazed with obscured glass and permanently fixed shut.

Reason: In the interests of residential amenity and privacy.

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

-DC13-002, dated October 2013 and received to this office on 11/11/13

-DC13-003, dated October 2013 and received to this office on 11/11/13

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