

Date of Meeting	15 th January 2015
Application Number	14/10256/FUL
Site Address	46 Tournament Road, Salisbury, SP2 9LG
Proposal	Construction of 2 storey side extension and conversion of existing house to create 4 no. 1 bed flats with off-road parking.
Applicant	Mrs S Sneedon
Town/Parish Council	Salisbury City Council
Division	Bemmerton
Grid Ref	412466 131351
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 Councillor Ricky Rogers in view of the relationship to adjoining properties, car parking and the sub-standard floor space which could set a precedent.

1. Purpose of Report

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

2. Report Summary

The issues in this case are:

- The principle of residential development;
- Impact on visual amenity and character of the area;
- Impact on residential amenity;
- Highway safety;
- Floor Space
- Public open space contributions.

Publicity of the application has resulted in no comments from the City Council and 2 objection letters. There have been no letters of support.

3. Site Description

The application site is located on Tournament Road, a residential area characterised by semi-detached, two-storey housing. The application site is larger than most other plots in the area, due to its location at the end of the road.

4. Planning History

None relevant to this application.

5. The Proposal

Planning permission is sought to construct a two-storey extension to the side of the existing property, and to split the built-form into 4 new flats. A hardstanding will be created at the front of the site to accommodate 4 cars, with bin/ cycle storage located at the side of the building, and a communal garden to the rear.

6. Planning Policy

Salisbury Policies: G1, G2, D2, H8, (as 'saved' within the adopted South Wiltshire Core Strategy)

NPPF

7. Consultations

Salisbury City Council: No comments received

Wiltshire Council Highways: No objection subject to conditions

Wiltshire Council Archaeology: No objections

8. Publicity

The application has been advertised by way of site notice and letters to near neighbours.

The publicity has generated two letters of objection and no letters of support.

The letters of objection are summarised as follows:

- Will the garden be enclosed by secure fencing as existing fencing consists mainly of 3 foot high chain link fencing
- My small children play in my garden and I will lose all privacy if these flats are built, parking is also an issue now and will get worse with flats being built in what is a nice family area with most of the properties having young families

9. Planning Considerations

9.1 Principle

The site is located within the Salisbury Housing Policy Boundary where the principle of new residential development is acceptable, subject to the criteria as set out in 'saved' Policy H8 of the South Wiltshire Core Strategy. Of particular importance is that the proposal should not result in the loss of an open space which contributes to the character of the area and should not conflict with other design policies of the development plan.

Policy D2 relates to street and infill development, and requires that proposals should

respect or enhance the character and appearance of the area including building lines, scale of the area, heights and massing of adjoining buildings and the characteristic building plot widths.

Having regard to this policy background, a proposal for additional new flats at the site is not considered unacceptable in principle provided it is appropriate in terms of its scale and design to its context, and provided other interests including residential amenity and highway safety are addressed.

9.2 Scale, design and siting

The two-storey side extension is considered to be sympathetic in design and scale, will not dominate the existing property, or detract from the appearance of the wider area. Although not set-down in height from the main ridgeline, the proposal is set-in from the front elevation, ensuring that it will not compete with the main dwelling or unbalance the semi-detached pairing.

The plot is sufficient in size to accommodate this size of the proposal without being overwhelmed, and the loss of open space within the streetscene will not be significantly harmful to visual amenity.

Materials (bricks and tiles to match) are considered acceptable and in visual terms no objections are raised.

9.3 Impact on residential amenity

The roof slopes away from the boundary to its highest point, and it is considered that the extension is set a sufficient distance away from the site boundaries to ensure that harmful overshadowing and overdominance will not occur.

A first-floor bedroom window, a first-floor bathroom window and 3 high-level rooflights (serving a bathroom and a bedroom) will face towards the rear boundary. Whilst it is accepted that these windows will be visible from the properties in Herbert Road, overlooking is not considered to increase significantly over current levels to warrant refusal.

Additional plans have been submitted, showing a 1.8 metre high close-boarded fence on the rear boundary. This will ensure that mutual overlooking between ground-floor windows will not occur.

Additional overlooking across the road will not be significant, given that overlooking 'front to front' is not unusual or principally unacceptable form of development in a suburban street such as this.

There are no windows in the side elevation.

9.4 Highway Safety

Highways raise no objections to the scheme, as 1 x parking space will be provided for each flat. As a consequence there are no highway objections.

9.5 Floor Space

Concerns have been raised that the floor-space for the 4 new flats will be too small, and would result in unsuitable living standards for future residents. Whilst Officers accept that the flats will be relatively small in comparison to the surrounding dwellings, the floor sizes are not considered to be unusually cramped in relation to other recently approved new flats within the City Centre, and it would be difficult to object to the scheme being out-of-keeping with the character of the area, given that there will be no harm to visual amenity.

Environmental Health have confirmed that there are no set minimum-floor standards for new flats, and they only offer guidance on avoiding noise pollution between floors wherever possible (although this is also covered by Building Regs).

9.6 Public Open Space Contributions

A recent change in National Planning Policy has confirmed that due to the disproportionate burden of developer contributions on small scale developers, for sites of 10-units or less with a combined gross floor space of less than 1000 square metres, affordable housing and tariff style contributions should not be sought. This will also apply to all residential annexes and extensions.

As such, a financial contribution towards Public Open Space is not required in this instance.

RECOMMENDATION

That the Area Development Manager (South) be delegated to grant planning permission following completion of a Section 106 obligation requiring payment of a financial contribution towards off-site recreation / open space provision, and 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 section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

REASON: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building

3. The development hereby permitted shall not be first occupied until the whole of the proposed car parking areas have been consolidated and surfaced (not loose stone or gravel). These areas shall be maintained as such thereafter.

REASON: In the interests of highway safety.

4. The gradient of the proposed car parking areas shall not at any point be steeper than 1 in 15 for a distance of 4.8m from the back of the paved footway.

REASON: In the interests of highway safety.

5. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the car parking areas), 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.

6. 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 side elevations or roofslopes of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

7. Before the development hereby permitted is first occupied, the 3 bathroom windows in the rear elevation shall be glazed with obscure glass only and the windows shall be permanently maintained with obscure glazing at all times thereafter.

REASON: In the interests of residential amenity and privacy

8. This development shall be in accordance with the submitted drawings:

- 1869-05 rev D, dated October 2014 and received to this office on 13/11/14

REASON: For the avoidance of doubt.