

Deadline	11th October 2010		
Application Number:	S/2010/1193		
Site Address:	269 CASTLE ROAD SALISBURY SP1 3SB		
Proposal:	TWO STOREY REAR EXTENSION AND DORMER WINDOW TO FACILITATE LOFT CONVERSION		
Applicant/ Agent:	GERARD KELLY ARCHITECTS		
Parish:	SALISBURY CITY COUNCIL ST FRAN/STRATFORD		
Grid Reference:	414187.2	132170.2	
Type of Application:	FULL		
Conservation Area:		LB Grade:	
Case Officer:	MRS A ILES	Contact Number:	01722 434312

Reason for the application being considered by Committee:

Council employee application

1. Purpose of Report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

Neighbourhood Responses

1 letter received objecting to the proposal

No letters of support received

No letters commenting on the application received

City Council Response

None received

2. Main Issues

The main issues to consider are:

1. Scale & Design
2. Impact on Residential Amenity
3. Impact on Water Source Catchment Area

3. Site Description

269 Castle Road is a mid 20th century brick and render property with half hipped roof located on the edge of the city. The site is located within the Housing Policy Boundary of Salisbury and

a Water Source Catchment Area.

4. Planning History

Application number	Proposal	Decision	Date
S/2010/0564	Two storey rear extension and dormer window to facilitate loft conversion	WD	08/06/10

5. The Proposal

Permission is sought for a two storey rear extension and side dormer window to facilitate a loft conversion. The dormer window (to the north elevation) will have a mono-pitched roof with high level obscure glazed window to provide light to the stairwell. The extension will protrude 4.12 metres at ground floor level with the first floor protruding 3.32 metres the ridge will adjoin that of the original property. Tiles, render and brickwork to match the existing property will be used throughout.

6. Planning Policy

the following policies are considered relevant to this proposal:

Adopted Salisbury District Local Plan saved policy G2 and D3

Adopted Supplementary Planning Guidance "Creating Places"

7. Consultations

Salisbury City Council

No comments received

8. Publicity

The application was advertised by site notice and neighbour notification which expired on 16th September 2010.

1 letter of objection was received regarding:

- Loss of light
- Over dominance
- Loss of outlook

9. Planning Considerations

9.1 Scale & Design

The previous application was withdrawn following advice from officers that refusal would be recommended due to the bulk and scale of the dormer window and rear extension.

Since then the side dormer has been reduced in scale, the two storey element of the extension reduced by 0.5 metre and a dormer to the rear elevation has been removed. The single storey element of the extension is actually 0.3 metres greater in depth than the previous application but this is not considered to be visually detrimental.

Guidance is given within "Creating Places" that two storey extensions should have a ridge height lower than that of the existing building in order to retain subservience but the applicant was reluctant to do this in order to retain head height in the roof space. However, as the bulk of the side dormer and rear extension has been reduced, the rear extension will not be visible from the public realm, and matching materials will allow the extension to harmonise, on balance it is considered acceptable in scale and design.

9.2 Impact on Residential Amenity

The previous application was withdrawn following advice from officers that refusal would be recommended for the proposal due to the overbearing impact on the property to the north.

The occupant of the dwelling to the north (271) has again objected to the proposal on the grounds of loss of light, over dominance and loss of outlook. While some concern remains with regard to the overbearing impact, it is considered that following the reduction in length of the extension at first floor level and the removal of the rear dormer, on balance the impact will not be significantly detrimental so as to warrant refusal. With regard to overshadowing it is considered that the separation distance, in conjunction with the removal of the rear dormer, hipped roof and limited length of the extension will not result in significantly detrimental levels of overshadowing. The increase in depth of the single storey element is not considered detrimental due to its limited height. The property to the south (267) is not judged to suffer any overshadowing due to the orientation.

With regard to overlooking a roof light is proposed in both the south and north elevation which it is considered prudent to condition obscure glazed. The dormer on the north elevation is also included within this condition to prevent overlooking to number 271. The first floor windows on the east elevation are considered to offer only oblique views over the gardens of the adjacent properties but a condition is added to prevent additional windows being added within the north or south elevations.

9.3 Impact on Water Source Catchment Area

As the site is located in a Water Source Catchment Area a construction method statement has been submitted detailing measures to safeguard the water source. Providing a condition is added to ensure that development is carried out in accordance to this sufficient mitigation measures are judged to limit the impact on the designated area.

10. Conclusion

On balance it is considered that the proposal is appropriate to the existing building and surrounding area, will avoid unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings or uses to the detriment of existing occupiers, and will not be detrimental to the Water Source Catchment Area. Therefore it is considered to conform with Adopted

Recommendation

It is recommended that planning permission is GRANTED for the following reasons:

On balance it is considered that the proposal is appropriate to the existing building and surrounding area, will avoid unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings or uses to the detriment of existing occupiers, and will not be detrimental to the Water Source Catchment Area. Therefore it is considered to conform with Adopted Salisbury District Local Plan saved policies G2, G8 and D3.

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.

POLICY - G2 (General Development Guidance), D3 (General Design Guidance)

(3) Development shall be carried out in accordance with the Construction Method Statement dated April 2010.

REASON: In order to mitigate the impact on the Water Source Catchment Area

POLICY: G8 (Development within the Water Source Catchment Area)

(4) Development shall be carried out in accordance with the following plans:

366-03 B Submitted on 16/08/10

No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application.

REASON: For the avoidance of doubt

(5) Before the development hereby permitted is first occupied the roof light and dormer window in the north elevation and the roof light in the south 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.

POLICY-- G2 (General Development Guidance)

(6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Southern Committee 07/10/2010

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 south or north elevations of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

POLICY - G3 (General Development Guidance)

Appendices:

None

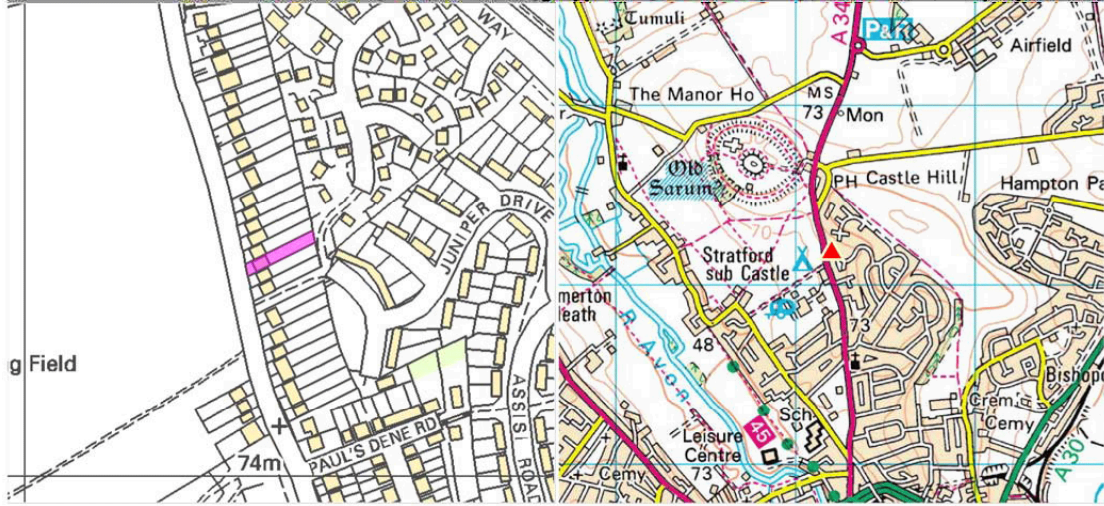
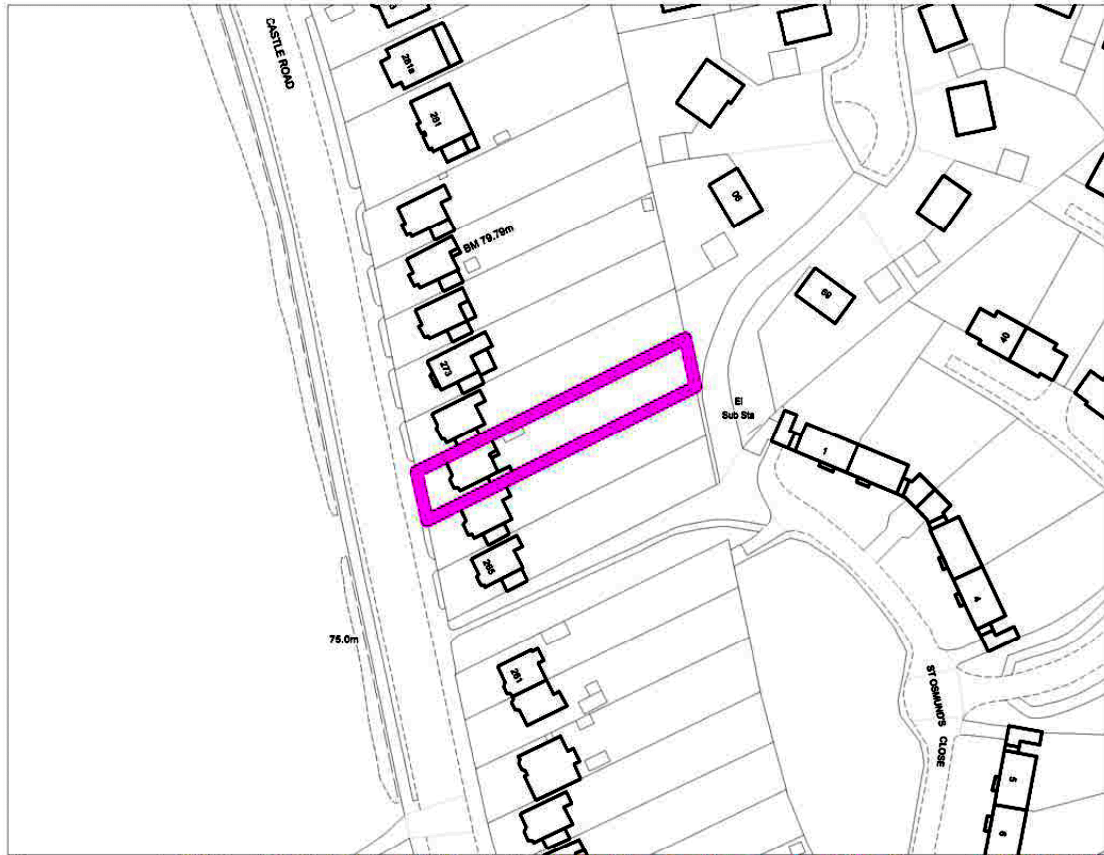
Background Documents Used in the Preparation of this Report:

366-03 B Submitted on 16/08/10

TWO STOREY REAR EXTENSION AND DORMER WINDOW TO FACILITATE LOFT CONVERSION

Site Visit:

S/2010/1193



269 CASTLE ROAD SALISBURY SP1 3SB

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