

Deadline	01/12/09		
Application Number:	S/2009/1473		
Site Address:	5 BELLE VUE ROAD SALISBURY SP1 3YD		
Proposal:	CHANGE OF USE FROM STORAGE BUILDING INTO A DOMESTIC RESIDENCE INCLUDING REMOVE EXISTING ROOF AND REFORMING WITH INCREASED PITCH AND RAISED RIDGE AND REBUILDING FRONT FAÇADE		
Applicant/ Agent:	PLANNING & DESIGN LTD		
Parish:	SALISBURY CITY COUNCIL ST PAULS		
Grid Reference:	414592 130430		
Type of Application:	FULL		
Conservation Area:		LB Grade:	
Case Officer:	Charlie Bruce-White	Contact Number:	01722 434682

Reason for the application being considered by Committee

Councillor Sample (St Edmund & Milford ward) has requested that the application be determined by the Southern Area Committee due to public interest.

1. Purpose of Report

To consider the above application and the recommendation of the case officer to APPROVE the development subject to conditions.

2. Main Issues

- Principle of development
- Character and appearance of the area
- Quality of living environment for future occupiers
- Residential amenities of surrounding properties
- Parking provision
- Provision towards public recreational space (R2)

3. Site Description

The site relates to a storage building / garage fronting onto Belle Vue Road, a residential area of early twentieth century housing situated on the edge of Salisbury town centre. The site also includes part of the rear garden of no. 5 Belle Vue Road immediately behind the building. The site is situated between the end of two rows of terraced dwellings and adjacent to an alleyway which serves as a access to the rear gardens of the dwellings. It immediately

abuts the pavement and includes three up and over garage doors. A door to the rear of the building provides pedestrian access to the rear curtilage of 5 Belle Vue Road.

The building is of brick construction under a slate tiled roof. Although believed to have been constructed around the same time as adjacent dwellings, the front elevation of the building appears to have been modified at some time, possibly when modern garage doors were provided, since the brickwork on this elevation is much lighter and a thick concrete lintel has been formed. The building has relatively high eaves for a single storey building and it contains loft storage which is lit by a window in the apex of the east elevation.

Immediately to the east of the site exists a single off road car parking space serving 3 Belle Vue Road, with its garden adjacent. Another storage / garage building exists to the west of the site, which is of a smaller height and scale.

The site is within easy walking distance of town centre shops and services, and less than 400 metres from the bus station. Road space within the Belle Vue Road and surrounding area is controlled by parking permits, subject to a limited waiting time.

In planning policy terms the site is within the Salisbury Housing Policy Boundary.

4. Planning History

None relevant

5. The Proposal

It is proposed to convert the building to a one bed dwelling by rebuilding the front wall and increasing the pitch of the roof to provide usable accommodation within the loft area. Part of the rear garden of 5 Belle Vue Road would be split off to provide a rear garden area to the new dwelling.

It should be noted that amended plans have been received during the course of the application, predominantly aimed at reducing the roof pitch and height of the building, which has resulted in the proposal being reduced from a two bed dwelling to a one bed. These amendments are detailed further into the report.

6. Planning Policy

The following development plan policies and government guidance are considered relevant to this proposal:

- Local Plan policies G1, G2, D2, H8, CN11, TR11, TR14, R2
- PPS1: *Sustainability*; PPS3: *Housing*; PPG13: *Transport*

7. Consultations

Highways Officer

No objection, subject to an informative confirming that Wiltshire Council will not issue any parking permits in the central zone of the city for new build residential units.

8. Publicity

The application was advertised by neighbour notification and site notice

Publicity expiry date for original plans 05/11/09

8 letters of objection / concern. Reasons include:

- The style/design of dwelling would be out of keeping with surrounding houses, particularly due to its steep roof pitch;
- Loss of privacy to neighbouring gardens and dwellings;
- Increased height would cause overshadowing of neighbouring property, and would be visually overbearing;
- Increased pressure for on-street parking due to loss of garaging;
- Potential disturbance and nuisance during construction.

4 letters of support / stating no objection. Reasons include:

- Enhancement to character of the area
- Welcome provisions of low cost housing

Publicity expiry date for amended plans 02/12/09

1 letter of representation to the amended plans had been received at the time of writing this report, commenting that the revisions had not overcome original objections concerning design, impact upon residential amenity, and parking.

Any further representations made on the amended plans will be detailed to Committee Members within the late correspondence documentation.

9. Planning Considerations

9.1 Principle of development

Policy H8 of the Local Plan states that, except as provided by other policies, residential development will be permitted within the Housing Policy Boundary of Salisbury. Other relevant policies in this case relate to that of the design of street development (policy D2), parking provision (policy TR11 and TR14) and avoiding detrimental affects to neighbours (policy G2vi).

Government guidance in the form of PPS3 directs new development towards areas that are well served by public transport and local services, and which make use of previously developed land.

9.2 Character & appearance of the area

It is apparent from the third party representation letters received that local residents appreciate the architectural quality of the Edwardian streetscene, which has maintained its coherence over time. Although outside of the Conservation Area, it is agreed that this locality is a high quality environment. The application building as existing, however, is not considered to be of particular merit, with its light coloured bricks and large expanse of garage doors providing an unsightly façade to the street in contrast to surrounding buildings.

The rebuilding of the front wall therefore represents an opportunity to significantly improve the appearance of the building. The plans specify that a clay brick to match the existing, darker side and rear elevations of the building would be used, and a planning condition requiring the agreement of an appropriate sample could be secured to ensure this. The large expanse of garage doors would be replaced by smaller window and door openings, that would be of a contemporary but simple appearance, with the entrance door finished in oak and the windows painted timber.

Other than the rebuilding of the front wall, the main visual alteration would be the increase in the pitch of the roof. The eaves of the building would remain at the same level as existing, but the ridge would be increased in height resulting in a steeper roof pitch, but still tiled in natural slate. The originally submitted plans showed the pitch of the roof increasing from approximately 40 degrees to 56 degrees, a total increase to the ridge height of 1500mm. In line with several local residents, Officers expressed concerns over how well the increase height and pitch of the building's roof would have integrated with the streetscene, particularly given its relationship with immediately adjacent buildings where a reasonably consistent roof pitch is evident. The applicant subsequently omitted amended plans, reducing the steepness of the roof pitch to 45 degrees and the total ridge height by nearly 500mm. Whilst the roof pitch of the building would still be steeper than that of the immediately adjacent outbuilding and rear extension to nos. 3 and 5 Belle Vue Road, it is not considered that a 45 degree roof pitch would be harmful or out of character to the area. Reasonably steep roof pitches approaching or at 45 degrees are not untypical of Edwardian architecture in the locality, and taken with the alterations to the front façade of the building, it is considered that the overall proposal would result in an enhancement to the character of the streetscene.

It is noted that concern has been expressed that a dwelling in proposed location, between two rows of terraced dwellings and fronting directly onto the street, would be out of keeping with the area. However, the outbuilding is an existing feature of the streetscene, and the proposal represents a conversion. It also noted that the style of fenestration would be of a contemporary appearance in contrast to the traditional sash and bay windows that are evident on existing dwellings. However, the simple fenestration proposed would be suitable for what is a converted outbuilding. The proposal would also incorporate sections of glazing within the apexes of the two gable ends, which are a characteristic feature of several outbuildings within the area. To ensure that the three roof lights on the front roof slope do not detract from the overall design, it is considered appropriate to ensure that further details are secured through a condition, requiring that they be of a conservation type, flush with the slope of the roof.

9.3 Quality of living environment for future occupiers of the proposed accommodation

The proposed accommodation would be set over two floors, with the main living space on the ground floor, and a single bedroom with bathroom and storage contained within the roof space. A garden area would be provided to the rear, which would also have external access onto the alleyway, providing a suitable storage area for recycling facilities and bicycles.

Despite the amended plans reducing the useable space to the first floor, Officers consider that the amendments made to the accommodation layout are an improvement. This is because a larger and more practical bathroom has been created, and only one bedroom is now proposed which would be more appropriate for the floor space of this relatively modest sized unit.

9.4 Residential amenities of surrounding property

A number of neighbours have expressed concerns over the affects of increasing the height of the building and introducing new windows and accommodation within the first floor.

Following the submission of amended plans, the total increase to the ridge height of the building would be approximately 1000mm. Site visits were undertaken to the nearest neighbouring properties, including 3, 5, 7 Belle Vue Road, and 4 Albany Road. The increased bulk of the roof would undoubtedly have a greater impact than the existing structure, but bearing in mind the relatively modest increase in height proposed within the amended plans, it is not considered that additional overbearing and overshadowing effects would be so significant as to unacceptably compromise the living conditions of neighbours.

With regards to privacy, the greatest potential for overlooking neighbouring properties would relate to first floor windows within the rear and side elevations. One roof light is proposed within the rear roof slope, which faces onto the rear gardens of terraced dwellings on Belle Vue Road. However, harmful overlooking would be prevented by virtue of its height level, with the bottom sill situated almost 2000mm above the floor level, thus preventing any significant views down into the neighbouring gardens to the rear.

Sections of glazing are also proposed within the two gable end elevations, which directly face onto the ends of the rear garden and dwellings at 3 Belle Vue Road and 4 Albany Road. Again, however, these windows would also be set at a high level, almost 2000mm above floor level, thus preventing views down into either the gardens or ground floor rooms of these neighbouring dwellings. The occupant of 3 Belle Vue Road has raised concerns that mutual overlooking might still be possible, however, due to the relative height and proximity of a first floor bedroom window. Given that the facing window within the proposed accommodation would serve a bathroom, it is considered that this concern could be mitigated by imposing a condition requiring obscure and fixed glazing.

The occupants of 7 Belle Vue Road have also raised concerns about mutual overlooking due to grounds level differences, relating to ground floor rooms. However, it is considered that this could be satisfactorily mitigated through imposing a condition requiring appropriate height boundary treatment to the rear garden area.

9.5 Parking provision

The development would not benefit from any off-street parking although it is noted that the Local Plan does make provisions for car free residential development where it can be demonstrated that there is good accessibility by public transport, walking and cycling and there are no significant road safety or traffic management implications. The site is in a central area of Salisbury, which has very good access to public transport facilities and local services within walking distance and, furthermore, existing road space is controlled by permits and enforced no-parking zones. It is noted that the Council's Parking Services can also prevent future occupants of new accommodation from applying for additional parking permits in the central area. Taking these factors into account, it is considered that a car-free

development would be acceptable and the Highways Officer has raised no objection.

Concern has been raised by several neighbours that the proposal would result in the loss of 3 potential off-street parking spaces within the existing building, which could otherwise serve to reduce existing on street-parking pressure within the area. However, given Government objectives to reduce car use, particularly in areas such as this where alternative transport modes are readily available, it is not considered that this is objectionable.

9.6 Provision towards recreational open space (R2)

Approval of the application would be subject to the applicant entering into a unilateral planning obligation and providing a financial contribution towards improving recreational open space within the locality, in accordance with Local Plan policy R2.

9.7 Other matters

The site adjoins the pedestrian alleyway which serves as a means of access to the rear gardens of numerous dwellings on Belle Vue and Albany Road. Given the number of occupants potentially affected, it is considered appropriate to impose a condition requiring the applicant to submit a method statement detailing how access will be maintained during construction works. Legislation relating to the Party Wall Act may also be relevant to this development, and the applicant will be informed of these potential requirements, although they are a matter to be dealt with outside of the planning system.

10. Conclusion

The proposal would make efficient use of land in an area where the principle of residential development is acceptable due to the site's sustainable location and previously developed nature. On balance it is considered that the proposed alterations, including the rebuilding of the front wall and raising the roof, would be appropriate to the character of the area. Subject to conditions, there would be no significant adverse impacts to the residential amenities of surrounding property. Given accessibility to the town centre and public transport, and existing controls upon on-street parking, it is considered that the lack of off-street parking provision is acceptable and would not adversely affect highways safety.

RECOMMENDATION

(A) Following completion of a unilateral undertaking, whereby a commuted sum is paid towards the provision of off-site open space in accordance with saved policy R2 of the Salisbury District Local Plan, within one month, then planning permission is **granted** for the following reasons:

The proposal would make efficient use of land in an area where the principle of residential development is acceptable due to the site's sustainable location and previously developed nature. On balance it is considered that the proposed alterations, including the rebuilding of the front wall and raising the roof, would be appropriate to the character of the area. Subject to conditions, there would be no significant adverse impacts to the residential amenities of surrounding property. Given accessibility to the town centre and public transport, and existing controls upon on-street parking, it is considered that the lack of off-street parking provision is acceptable and would not adversely affect highways safety. The development

would therefore accord with the development plan and Government guidance, having particular regard to saved Local Plan policies G1, G2, D2, H8, CN11, TR11, TR14, R2 and the aims and objectives of PPS1, PPS3 and PPG13.

(B) 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) This development shall be in accordance with the amended drawing[s] ref: 0480/02 Rev. C deposited with the Local Planning Authority on 16/11/09.

Reason: For the avoidance of doubt.

- 3) Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development.

Policy: G2, D2

- 4) No development shall commence on site until details of the design, external appearance and height of the means of enclosure to the garden boundary have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied.

Reason: In the interests of residential amenity and privacy.

Policy: G2

- 5) No works shall commence on site until details of the proposed rooflights (including size, manufacturer and model number) have been submitted to and approved in writing by the Local Planning Authority. The new rooflights shall be of a design which, when installed, do not project forward of the general roof surface. The works shall be carried out in accordance with the approved details.

Reason: To secure an appropriate quality finish in the interests of the character and appearance of the area.

Policy: G2, D2

- 6) The apex window in the east elevation shall be glazed with obscure glass only and permanently fixed shut prior to the first occupation of the development hereby permitted and shall be permanently maintained as such at all times thereafter.

Reason: In the interests of residential amenity and privacy.

Policy G2

- 7) 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 or rooflight, other than those shown on the approved plans, shall be inserted in the development hereby permitted.

Reason: In the interests of residential amenity and privacy.

Policy: G2

- 8) Notwithstanding the provisions of Classes A to E of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwelling nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: In the interests of visual and neighbouring amenity.

Policy: G2

- 9) No development shall commence on site (including any works of demolition), until a Construction Method Statement, detailing how access to the pedestrian alleyway will be maintained during the demolition/construction works, has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

Reason: To ensure access can be maintained to the rear garden areas situated off the alleyway in the interests of neighbouring amenity.

Policy: G2

- 10) No construction or demolition work shall take place on Sundays or public holidays or outside the hours of 0800 to 1800 weekdays and 0800 to 1300 on Saturdays. This condition shall not apply to the internal fitting out of the buildings.

Reason: In the interests of neighbouring amenity.

Policy G2

Informatives:

1. APPROVED PLANS

This decision relates to documents/plans submitted with the application, listed below. 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. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan Ref....0480/02 Rev C....

Date Received....16.11.09....

2. RESIDENTS PARKING AND ZONES PERMITS

The applicant/owner is advised that the occupants of the new dwelling hereby granted planning permission may not be entitled to parking permits under the residents parking scheme operating in this area. You are advised to contact Parking Services 01722 434735 should you require any further information regarding the issuing of residents parking permits by the Council.

3. PARTY WALL ACT

It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required from the adjoining landowner or any other person, or which may be required under any other enactment or obligation.

(C) Should the timescale in (A) above not be complied with that the decision be delegated to Area Development Manager to determine.

S/2009/1473



5 BELLE VUE ROAD, SP1 3YD



SCALE NTS DATE: 27/11/2009 09:30:00
Reproduced from Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence No. 100049050, Wiltshire Council 2009