

Agenda Item 11

	Case Officer	Contact No.	
App.Number	Date Received	Expiry Date	Applicant's Name
Ward/Parish	Cons.Area	Listed	Agents Name

Case Officer Mr C Bruce-White	Contact No 01722 434682
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S/2004/2487	23/11/04	17/01/05	Dr & Mrs RJ Melville
St Mark & Stratford	No	No	RB Goggin Partnership

PROPOSAL:	Erect two storey side extension and garage (demolish existing garage/porch/WC)
LOCATION:	12 Donaldson Road, Salisbury

REASON FOR REPORT TO MEMBERS

Council employee application

SITE AND ITS SURROUNDINGS

The site consists of a detached two storey dwelling on Donaldson Road, Salisbury. The dwelling has an existing attached side garage and single storey rear extensions.

THE PROPOSAL

It is proposed to demolish the existing side garage, porch and WC and erect a single and two storey side extension. The two storey element relates only to the rearmost half of the side, a single storey replacement garage being erected at the front and a single storey replacement extension to the rear.

PLANNING HISTORY

None

REPRESENTATIONS

Advertisement	No
Site Notice displayed	No
Departure	No
Neighbour notification	Yes
Third Party responses	No
Parish Council response	n/a

MAIN ISSUES

1. Visual amenity / design
2. Neighbouring amenity
3. Parking provision

POLICY CONTEXT

Adopted Salisbury District Local Plan 2003, Policies G2 and D3.

PLANNING CONSIDERATIONS

The proposals are subservient in scale to the original dwelling and are of appropriate design with pitched roof and matching materials.

The two storey element is to be built in line with the neighbouring dwelling, which has no windows in the side elevation. The first floor window in the rear elevation could potentially increase overlooking into the garden of the neighbouring dwelling. However, this window is to provide light to an ensuite bathroom and is to make use of obscured glazing.

Levels of off street parking provision are unchanged by the proposal.

CONCLUSION

The proposal is considered to be in keeping with the existing dwelling and surrounding area, and is not detrimental to the amenity of neighbours, and retains existing parking provision.

RECOMMENDATION: **APPROVE:** for the following reasons

The proposal conforms with policies G2 and D3 of the adopted Salisbury District Local Plan

And subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission. [REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990]
2. The materials to be used in the construction of the external surfaces of the extension 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 proposed en-suit window in the rear elevation shall be glazed with obscure glass to the satisfaction of the Local Planning Authority and shall be maintained in this condition thereafter. [REASON: To prevent the undue overlooking of adjoining dwellings]

And in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

Policy G2	General Development Guidance
Policy D3	Extensions