

Schedule Of Planning Applications For Consideration

In The following Order:

Part 1) Applications Recommended For Refusal

Part 2) Applications Recommended for Approval

Part 3) Applications For The Observations of the Area Committee

With respect to the undermentioned planning applications responses from bodies consulted thereon and representations received from the public thereon constitute background papers with the Local Government (Access to Information) Act 1985.

ABBREVIATIONS USED THROUGHOUT THE TEXT

AHEV	- Area of High Ecological Value
AONB	- Area of Outstanding Natural Beauty
CA	- Conservation Area
CLA	- County Land Agent
EHO	- Environmental Health Officer
HDS	- Head of Development Services
HPB	- Housing Policy Boundary
HRA	- Housing Restraint Area
LPA	- Local Planning Authority
LB	- Listed Building
NFHA	- New Forest Heritage Area
NPLP	- Northern Parishes Local Plan
PC	- Parish Council
PPG	- Planning Policy Guidance
SDLP	- Salisbury District Local Plan
SEPLP	- South Eastern Parishes Local Plan
SLA	- Special Landscape Area
SRA	- Special Restraint Area
SWSP	- South Wiltshire Structure Plan
TPO	- Tree Preservation Order

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE
 FOLLOWING COMMITTEE
CITY AREA 24/11/2005

Note: This is a précis of the Committee report for use mainly prior to the Committee meeting and does not represent a notice of the decision

Item Page	Application No Officer	Parish/Ward Recommendation Ward Councillors
	S/2005/1937	ST MARK & STRAT
	Miss S Harvey	REFUSAL
	21 Cornwall Road Salisbury	
	S/2005/1892	ST MARTIN & MIL
	Mrs J Wallace	APPROVED WITH CONDITIONS
	New Street / Pepyswalk Salisbury	
	S/2005/2016	WEST HARNHAM
	Mr Andrew Minting	APPROVED WITH CONDITIONS
	Old Mill Cottage Old Mill Flats	

Part 1

Applications recommended for Refusal

1

Application Number:	S/2005/1937		
Applicant/ Agent:	DAMEN ASSOCIATES		
Location:	21 CORNWALL ROAD SALISBURY SP1 3NH		
Proposal:	LOFT CONVERSION & EXTENSION TO PROVIDE ACCOMMODATION & CONSTRUCTION OF ATTACHED GARAGE		
Parish/ Ward	ST MARK & STRAT		
Conservation Area:		LB Grade:	
Date Valid:	26 September 2005	Expiry Date	21 November 2005
Case: Officer	Miss S Harvey	Contact Number:	

REASON FOR REPORT TO MEMBERS

Head of Development Services does not feel it prudent to exercise delegated powers after representations from Councillor Warrander.

SITE AND ITS SURROUNDINGS

21 Cornwall Road is a semi-detached property, which lies within the Housing Policy Boundary. The dwelling has an existing conservatory to the rear. The property is located within a street scene that is characterised by the repetition of semi-detached properties of similar design.

THE PROPOSAL

The proposal involves the conversion of the loft with the addition of a dormer window and the erection of a flat roof garage.

PLANNING HISTORY

S/2005/0646 – Loft conversion and extension to provide accommodation and construction of attached garage – REFUSED 19/05/05 for the following reason:

“The proposed change in roof form from a hip end to a gable end would be an intrusive feature that would detract from the visual qualities of the existing street scene and have a detrimental effect on the appearance and the strong symmetry between the pair of

semi-detached houses and is therefore contrary to Policies G2 and D3 of the Adopted Salisbury District Local Plan.”

REPRESENTATIONS

Advertisement	No
Site Notice displayed	No
Departure	No
Neighbour notification	Yes – Expiry 18/10/2005
Third Party responses	Yes

One letter of objection raising the following issues:

1. Development of these semi-detached houses detracts from the street scene.
2. Proposal will impinge on the adjacent property (number 19).
3. Access to rear of property will be compromised.

MAIN ISSUES

- Principle of development
- Scale and design of the development
- Impact on the amenities of neighbouring properties
- Impact on the street scene

POLICY CONTEXT

Adopted SDLP, G2 (General), D3 (Design), H16 (Housing Policy Boundary).

PLANNING CONSIDERATIONS

Principle

The property lies within a Housing Policy Boundary where, in principle, small-scale development such as extensions will be allowed provided they conform to the relevant design policy. In this application the proposal should conform to Policy D3, which states that extensions should be of a scale and design that fits in with the existing property and should be constructed out of complimentary materials. This policy also ensures that developments are integrated carefully in relation to other properties and the overall landscape framework. Policy G2 ensures developments do not have any significant adverse impacts upon neighbouring amenities.

Scale and design of the development

The proposal involves the conversion of the loft with the addition of a dormer window, and the erection of a flat roof garage. To gain additional space in the loft, it is proposed to remove the full hip roof and replace it with a partial hip. The dormer window will be constructed on the rear elevation and this together with the loft conversion will provide additional living accommodation. The proposal also involves the erection of a flat roof garage, which will be located on the Western boundary of the site.

The materials that will be used in the construction of the external surfaces will consist of brick and tile hanging for construction of the walls and concrete tile for construction of the roof. These materials will match those used in the existing property.

The property has already had a conservatory erected to the rear. The other half of the semi-detached pair has previously had a two-storey side extension. The roofline of this extension is lower than the existing roofline of the property.

Impact on the amenities of neighbouring properties

It is considered that the proposed development will not have a significant adverse impact upon neighbouring amenities in terms of overlooking or overshadowing. A rooflight will be included on

the proposed altered roof slope to the side, however this will look out onto the neighbouring properties roof. The window included in the dormer will cause some oblique overlooking into neighbouring gardens however it is considered that this overlooking issue is not severe enough to warrant refusal. Indeed the neighbours have been notified on this application and no letters were received regarding overlooking or overshadowing issues.

The proposed garage abutting the side boundary will have some impact on the neighbour, however the neighbour currently uses the space that will be adjacent to the new garage as off road parking. As a result of this it is considered that the proposed garage will not have a significant adverse impact on the amenity of the neighbouring property.

Impact on the street scene

The proposed dormer window to the rear of the property will be approximately 1 metre longer, 0.5 metres taller and 0.5 metres wider than the dormer window proposed in a previous application, which, was refused. It is considered that the new dormer will be partially visible when viewing the street scene from the west. However it is considered that the dormer will not be unduly visible when viewed from the front. There are examples of other rear dormer windows in the immediate vicinity.

It is also considered that the proposed garage will not have an adverse impact on the street scene, as a garage already exists on the site.

The existing street scene in Cornwall Road is characterised by the repetition of semi-detached properties built to a similar design. The use of hipped roofs is one of the features that gives the street scene a high degree of consistency and symmetry. Although the adjoining dwelling in this semi-detached pair has had a two-storey side extension, the roofline of the extension is lower than that of the original house. As a result of this drop in roofline, the symmetry between the pair has been retained.

Consideration of the above has led to the conclusion that the proposed alteration from a full to a partial hipped roof at number 21 Cornwall Road will be visually disruptive in the street scene, and will unbalance this pair of semi-detached properties. There are examples of other developments within the street, which, involve an alteration to the roof. These developments however further demonstrate how visually disruptive roof alterations can be in a street scene characterised by a high degree of consistency and symmetry.

Other Considerations

The agent has drawn attention to numbers 15 and 27 Cornwall Road, where similar roof alterations have taken place. These developments consist of a change in the form of the roof from a hipped to a gable end. No recent planning history can be found relating to these two sites, however they were both mentioned in a 2004 dismissed appeal decision concerning the same development at nearby 11 Devonshire Road. The Planning Inspector stated that:

“... I was referred to two properties at 15 and 27 Cornwall Road that have had their roofs extended and end in a gable ... I also saw these two properties and, in my view, these extensions demonstrate how intrusive and visually disruptive such features are in the street scene that characterises both Devonshire Road and Cornwall Road. “

It is also considered that this application is contrary to the Council's supplementary planning guidance "Creating Places", which is a document currently published for public consultation. This guide states that loft conversions should be designed in such a way that they respect the character of the dwelling and the wider area.

CONCLUSION

The proposal would, by reason of the change in roof shape, be visually disruptive in the street scene, and would unbalance the pair of semi-detached houses. However there would be no objection in principle to the addition of a rear dormer window or a flat roof garage.

RECCOMENDATION:

REFUSE for the following reason:

1. The proposed change in roof form from a full to a partial hip would be an intrusive feature that would detract from the visual qualities of the existing street scene and have a detrimental impact on the strong symmetry between the pair of semi-detached houses. This proposal is therefore contrary to Policy D3 of the Adopted Salisbury District Local Plan.

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

G2 – General Criteria for Development

D3 – Design

H16 – Housing Policy Boundary

Part 2

Applications recommended for Approval

2

Application Number:	S/2005/1892		
Applicant/ Agent:	DONALDSONS		
Location:	NEW STREET / PEPYS WALK OLD GEORGE MALL SALISBURY SP1 2AG		
Proposal:	NEW 2 STOREY 'INFILL' RETAIL UNIT TO PEPYS WALK AND ASSOCIATED PUBLIC FOOTPATH DIVERSION (INCLUDING FORMATION OF ENLARGED OPENING TO NEW STREET MULTI-STOREY CAR PARK) NEW SHOPFRONT AND ENCLOSING WALLS TO NEW STREET RETAIL UNITS. NEW STREET / PEPYS WALK OLD GEORGE MALL SALISBURY SP1 2AG DONALDSONS		
Parish/ Ward	ST MARTIN & MIL		
Conservation Area:	SALISBURY	LB Grade:	
Date Valid:	14 September 2005	Expiry Date	9 November 2005
Case Officer:	Mrs J Wallace	Contact Number:	01722 434687

REASON FOR REPORT TO MEMBERS

Councillor Howarth (Ward member) requests that Committee decide this application due to the controversial nature of the application

Councillor Nettle (St Mark and Stratford) requests that Committee decide this application due to the community interest in the application

SITE AND ITS SURROUNDINGS

The site of this proposal is within the Old George Mall, which is within the designated Salisbury Conservation Area. Part of the site consists of the public footpath (F.P. no.72), which links New Street and the Old George Mall and the first floor storage and delivery area above. The footpath commences opposite Trethrowans in New Street which it crosses by a raised walkway passes under the Shaftsbury Housing Association Flats, through a lighted and enclosed passage which is surveyed by CCTV cameras, past the rear fire exits for shops and emerges into Old George Mall between two shop units, Virgin Megastore and Oswald Bailey.

The other part of the application relates to the ground floor of the multi-storey car park, between Catherine Walk and New Street.

THE PROPOSAL

It is proposed to: -

- 1) Erect a two storey 'infill' retail unit across Pepys Walk with a shop fascia and front to match the adjacent shops,
- 2) Erect a fascia and shop front on the vacant unit in New Street.
- 3) Close Pepys Walk to the public and replace the public right of way with a new right of way through the multi-storey car park. The replacement dedicated pedestrian route (which could be named Pepys Walk) would be available at all hours of the day and night, every day of the year, rather than tied to the opening hours of the Old George Mall car park.

PLANNING HISTORY

2003/2165 Proposal to insert shop unit between Virgin and Oswald Bailey, extinguishing the public right of way over Pepys Walk was refused under delegated powers for the following reason: -

Notwithstanding any benefit to the viability of the city centre through the provision of a new retail unit within the central shopping area, it is considered that this is outweighed by the harm caused by the loss of the existing public right of way (footpath no.72) which links New Street to The Old George Mall shopping precinct, which is designated as Prime Shopping Frontage in the Adopted Replacement Salisbury District Local Plan. The proposal would have a detrimental impact on the existing footpath network and the permeability of the urban fabric of the City Centre and therefore harmful to the local environment contrary to policies S3 (iii) and the aims and objectives of policies TR1 and TR13

2005/691 Proposal to insert shop unit between Virgin and Oswald Bailey, extinguishing the public right of way over Pepys Walk and replacing it with a right of way through the ground floor of the Old George Mall car park was refused by Committee for the following reason: -

Notwithstanding any benefit to the viability of the city centre through the provision of a new retail unit within the central shopping area, (which is designated as Prime Shopping Frontage in the Adopted Salisbury District Local Plan); it is considered that this benefit is outweighed by the harm caused by the loss of the existing public right of way (footpath no.72) which links New Street to The Old George Mall shopping precinct and its replacement by a right of way through the ground floor of the multi-storey car park, by reason of the hazards created to public safety by the conflict between vehicles and pedestrians both within the car park and on New Street. As such the proposals would have a detrimental impact on the existing footpath network and the permeability of the urban fabric of the City Centre and would therefore be harmful to the local environment contrary to policies S3 (iii) and the aims and objectives of policies TR1 and TR13

2005/692CA consent. Alter openings to New Street elevation of Multi-storey car park Withdrawn

CONSULTATIONS

WCC Highways	The new proposed footpath diversion is considered to be a substantial improvement on the previous proposal and is viewed by the Highway Authority as a practical usable alternative to the existing Pepys Walk. It is considered that the new footpath route should be suitably named to indicate that it is a public thoroughfare. Therefore no highway objections subject to no restrictions to the public use of the new right of way and to the submission and approval of details relating to lighting, drainage and surface treatment of the footway. The Applicant has proposed to make a financial contribution towards improvements within the Old George Mall. The Applicant should be required by condition to enter into a legal agreement prior to the commencement of development regarding the financial contribution
HDS note	<i>A financial contribution does not form part of this application. Any additional comments from the Highway Authority will be reported to your meeting</i>
Environmental Health	no observations
Salisbury City Centre Management.	Support the provision of additional retail space in Salisbury City Centre and consider the proposed walkway will offer a more brightly lit attractive walkway than Pepys Walk
Fire Brigade	no objection
Police	no objection; consider that the project would be beneficial to the police force in their daily task of policing the area

REPRESENTATIONS

Advertisement	Yes expiry date 20/10/05
Site Notice displayed	Yes expiry date 20/10/05
Departure	No

Neighbour notification Yes expiry date 11/10/05
Third Party response none

MAIN ISSUES

Principle
Impact on vitality of Centre
Impact on Conservation Area
Highway issues

POLICY CONTEXT

G1, G2, D2, CN8, CN10, CN11, CN14, S3, TR1 and TR13 of Replacement Adopted Salisbury District Local Plan

PLANNING CONSIDERATIONS

1 Principle

The Old George Mall is within the Conservation Area and the central Salisbury Shopping Area. The aims of the shopping strategy within the Local Plan are to encourage all opportunities to develop retailing within the center of the City so as to keep it competitive with other shopping centers in the region. The principle of a new infill shop unit in this central location within the city center with associated improvements to adjacent shop units would therefore appear to be in accordance with Salisbury District Local Plan policies D2 and S3.

A proposal, which seeks to add a new shop unit and improve adjacent units, would also be supported by policy G1 that seeks to achieve an effective and efficient use of land and to support the vitality and viability of communities.

However, policy S3 has other criteria which have to be considered; namely that there should be no adverse impact on the local environment and that the development should promote access by sustainable modes of transport. This proposal would appear to enhance the local environment by removing anti-social behavior from the Pepys Walk area, especially out of shopping hours, when the Pepys Walk area has a history of anti-social behaviour. However, this would be at the cost of moving a well established pedestrian route, which links the Old George Mall with New Street and other parts of the city center.

The main issue therefore is whether the benefits of improvements to the shopping facilities and the overall environment of the Old George Mall are sufficient to overcome the disbenefits of the extinguishment of a public right of way and its replacement with an alternative route through a car park.

2 Economic vitality of retail function within City Centre

In a supporting statement the applicants state that they are seeking to retain a vibrant shopping centre in the centre of the City, which will compare well with adjacent towns. In seeking to continuously improve the shopping facilities and the environment within the Old George Mall, the applicants emphasise the commitment to retaining access to the Mall outside shopping hours. In their opinion external seating is beneficial and street cafes add life to the open environment particularly in the summer.

In order to enhance the attractions of the Mall they are proposing through this application to: -

- (a) Improve the vacant shop unit on New Street, part of this application

Whilst the public right of way would be closed, fire access from the shops (but not a delivery route) would still be available.

- (b) Construct the new shop unit in Pepys Walk, the subject of the application

In order to enhance the shopping experience in the Mall, in the near future the applicant's also propose to bring forward plans to do the following works within the Mall. All of these proposals would require planning permission.

The proposed works are: -

- 1 Remodel the Oswald Bailey unit in Pepys Walk-
- 2 Extend shop front of Unit 16 next to Marks and Spencer's - Would also require Highway Authority consent
- 3 Improve seating area for café adjacent to Accessorise- Would also require Highway Authority consent
- 4 Create a new cafe in the central piazza area - Would also require Highway Authority consent

These proposed works, together with the inclusion of the Old George Mall car park in the 'Variable Message Signage' for the centre of Salisbury, would appear to indicate that the applicants wish to support the aims of the Local Plan and to enhance the vitality and viability of the sub-regional functions of the city. The provision of an additional modern shop unit within the prime shopping frontage would support the city centre's viability. The support of the City Centre Management to this proposal is noted, though it must be acknowledged that the proposed shop unit will make only a small contribution to the supply of modern shop units.

3 Impact on Conservation Area

The proposed shop in Pepys Walk would match in style and design the existing units in the Old George Mall and would not be detrimental to the visual appearance of the Conservation Area.

The proposed closure of the open entrance of Pepys Walk into New Street by the insertion of security doors whilst it does not enhance the vitality of or the character of New Street, as it will further emphasize the perception that this street is at the back of the city centre will not if suitably conditioned to control the detailing and proposed materials of the proposed fire/security doors is not considered to be detrimental to the Conservation Area and the enhancement of the empty shop unit, through the addition of a fascia and shop front to the will somewhat mitigate this effect

4 Impact on the Public Right of Way / Highway issues

Structure Plan policy DP1 promotes increases in pedestrian access and within the Local Plan; policies TR1 and TR13 promote the continuation and improvement of efficient pedestrian networks and their extension. These policies seek to encourage and support the use of footpaths, and have criteria with regard to the needs of people with impaired mobility.

(i) Existing Pedestrian links

The Old George Mall provides a direct east west link between High Street and Catherine Street. This is entirely, a public right of way (FP no.70). Footpath no.72 (Pepys Walk) provides a link from the Mall to the south to New Street and Footpath no.71 a link north from the central piazza of The Old George Mall to New Canal. These pedestrian links (FP no.72, FP no.70 and FP no.71) create links across the city centre through the pedestrianised Old George Mall and promote the integration of the City Centre and enhance viability and vitality of the area.

(ii) Pepys Walk

Pepys Walk (Footpath no72) provides an important link within the City Centre via The Old George Mall north – south between New Canal Street and New Street. The pedestrian link into the Old George Mall helps to integrate the area to the south of the Mall into the City Centre and though New Street is not primarily a shopping area, the services and facilities provided in the area contribute to promote the viability and vitality of the city.

Pepys Walk is approximately 50metres long and is a largely covered passageway between the sides of the shop units and though lighted and covered by the CCTV cameras can appear dingy and uninviting. Some evidence of the level of use of the footpath has been provided by the applicants, which suggests that though the right of way is used, particularly in business hours, the level of use is considerably less than Catherine's Walk. The applicants have also provided evidence, which shows the level of anti-social behaviour in the passageway, particularly in the late evening, after the pubs have closed, (mainly males urinating). The problem appears to be long standing; as in 1995 the 'dogleg' was removed in Pepys Walk to improve visibility between New Street and Old George Mall. The reason given was to assist in overcoming problems of anti-social behaviour.

(iii) Alternative route

The proposed alternative route is the creation of a formal right of way through an area currently used informally. The route, which would replace Pepys Walk, would be through the ground floor of the multi-storey car park. It is proposed to create a footpath against the flank wall of the car park, wholly separated from vehicular traffic. The footway would be approx 4.4m wide with a level entrance to Catherine Walk, narrowing to 2.5metres at the New Street exit where it will exit without steps, on to a pavement with drop curbs facing a pedestrian refuge in the centre of New Street. The footway through the car park would be separated from the cars by a blockwork wall, painted white (with anti-graffiti paint) to match the existing internal walls and with intermittent

openings with security screens to match the design of the existing screens in the external walls of the car park.

These alterations will involve the relocation of part of the internal staircase, the removal of 19 car parking spaces (on the ground and first floor) and the relocation of a further 8 spaces.

The applicants have provided evidence that the replacement of Pepys Walk by an alternative route through the multi-storey car park would not make overall walking distances within the city any greater and would improve links from the car park to New Street. Looking at the links within the area, Pepys Walk is approximately half way between High Street and the centre of the Mall (which is about adjacent to Marks and Spencer's and Accessorize) where FPno71 leads northwards. The proposed alternative route is situated approximately the same distance from this central point but to the east between it and Catherine Street. Whilst it could be considered that this proposed alternative route is not so convenient for businesses in the central part of New Street whose customers currently use Pepys Walk, the replacement route will be more convenient for those businesses at the eastern part of New Street. Currently Pepys Walk favours the western part of New Street and the proposed alternative would favour the eastern half, but there would be no significant change in travel distances and overall, it would be difficult to argue that the proposed alternative pedestrian route would not be as convenient for pedestrians

(iv) Safety

The new proposed footpath is considered to be a substantial improvement on the previous proposal and the Highway Authority considers that it would be a practical usable alteration to the existing Pepys Walk

Pepys Walk whilst comparatively dingy; exits on to New Street with a raised platform which makes it particularly easy for the disabled and elderly to cross the Street. The proposed alternative whilst it will not have this raised platform will have level entrances to Catherine Walk and New Street and would exit on to New Street on to a pavement with drop curbs facing a pedestrian refuge in the centre of New Street. Overall, it is considered that this is an improvement to the previous scheme.

Other matters

In the previous application the applicants freely offered a contribution of up to £300,000 towards an enhancement of the paving of The Old George Mall. A financial contribution does not form part of this application.

The applicants have included within their statement an estimate of the potential costs of the works associated with this application. The costs will include the cost of construction of the alternative walkway through the car park (approximately £150,000), the construction of the new shop unit (approximately £700,000) as well as the costs of enhancing the shop unit on New Street and putting in the fire/security entrance, (between £70,000 and £95,000). There will also be a potential annual loss of car parking income from the removal of 19 car parking spaces of £19,600.

Conclusion

PPG6 in its assessment of town centre vitality and viability makes it clear that the quality of pedestrian access is a key factor and this proposal must therefore be assessed not only in the light of how it improves the overall environment of the Old George Mall but also how it improves pedestrian access into and through the shopping area. Formalising and improving an informal pedestrian route is laudable, and is supported by Local Plan policy, which encourages improving pedestrian access. Pepys Walk is comparatively less used by pedestrians than the adjacent footways, because of its unattractive and intimidating appearance and it would appear that if the new route was well lit as it would be adjacent to a well used area that it would be a more attractive route than that it is proposing to replace and become a much more effective pedestrian link.

In conclusion the benefits of the removal of a source of antisocial behaviour together with an enhancement of the retail facilities within the city centre have to be balanced against the replacement of a long established right of way with an alternative route through the side of the multi-storey car park. The vitality and viability of a shopping centre must be thought of not just in terms of retail facilities but also in terms of the quality and quantity of the interrelationships between the various parts of the city centre. The Local Plan supports enhancing the retail vitality of the city, but a judgement has to be made as to whether the benefits offered are sufficient to

overcome the loss of an established right of way. The Highway Authority considers that the alternative route is a practicable and useable alternative to Pepys Walk,

This is a finely balanced judgement but on balance as the existing right of way is to be replaced with a adequate and useable alternative which whilst it will alter the pedestrian flows through the shopping areas will little alter the overall travel distances and will create an additional shop unit on balance it is considered that the proposal is acceptable.

RECOMMENDATION: APPROVE, for the following reasons;

On balance the improvements to the Old George Mall by the removal of a source of antisocial behaviour together with an enhancement of the retail facilities within the city centre resulting from the addition of a new shop unit; in conjunction with the replacement of an established right of way with an acceptable and usable route is in accordance with the policies of the Salisbury District Local Plan

And subject to the following;

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (A07B)

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 (0004 AMENDED)

(2) The development shall be carried out in strict accordance with the drawing[s] hereby approved, or with such other details as may subsequently be submitted to and approved in writing by the Local Planning Authority. (B05A)

Reason 0007 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 all the external walls and roofs; including the separation wall to be constructed within the car park, 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.

(D04A)

Reason: To secure a harmonious form of development. (0014)

(4) Before development commences, details of a scheme for the replacement footpath, including the timing of the closure of the existing footpath and the opening of the new replacement footpath together with the details of the lighting, drainage and surface treatment of the replacement footpath shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.

Reason: In the interests of pedestrian safety.

INFORMATIVES:

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

(1) POLICY	PURPOSE
G1	The general aims of the Local Plan
G2	General criteria for development
D2	Design criteria for infill development
CN8	Development within Conservation Areas
CN10	Loss of gaps between buildings
CN11	Views into Conservation Areas
CN14	Shop fronts in Conservation Areas
S3	Location of retail development
TR1	General transport policies
TR13	Extensions to footpath network

(2) Prior to the commencement of development, consent will be required to extinguish the public right of way and replace it with the proposed alternative.

Application Number	S/2005/2016		
Applicant / Agent	I Tomes and A Goddard		
Location	Old Mill Cottage / Flat 1 Old Mill Flats Middle Street Salisbury SP2 8LL		
Proposal	Position of new doorway and room next door		
Parish / Ward	West Harnham		
Conservation Area	Salisbury	LB Grade	II
Date Valid	4 October 2005	Expiry Date	29 November 2005
Case Officer	Mr Andrew Minting	Contact Number	01722 434387

3

REASON FOR REPORT TO MEMBERS

Council member & employee application

SITE AND ITS SURROUNDINGS

Old Mill Cottage is an interesting Grade II listed 18th century brick cottage located on Lower St, Harnham, surrounded by a mix of important listed buildings and mid 20th century houses. It is set back behind a high hedge and is effectively screened from the road, and listed as part of a group with 'Old Mill Flats' and the 'Three Crowns'. The former lies to the south of the cottage, facing the road, and is a rather formal 19th century red-brick three storey house; an extension to the rear of the left hand side of this house runs back to adjoin Old Mill Cottage, consisting of a single storey brick structure with a hipped clay tile roof.

THE PROPOSAL

The proposal is to form a doorway between Old Mill Cottage and No 1 Old Mill Flats, passing from the entrance hallway of the former into the single storey rear extension of the latter. The extension area is in a poor state of maintenance, and the roof structure has been largely replaced with softwood timbers, leaving remnants of a heavy oak frame held together with steel straps. The area of wall concerned is principally of brickwork (both 19th and mid 20th century), with some concrete block infill, and has been interfered with previously. From the eastern side of the wall, where the plaster has been removed, it is possible to see some timber framing of the structure, however the beam which runs across the position of the proposed doorway has previously been cut and a central section removed. The proposal will result in slightly more of this timber and some of the surrounding brickwork being removed.

PLANNING HISTORY

S/2004/0324 & 0325 – Alterations to include conversion of garage to habitable accommodation and first floor extension over kitchen extension.

CONSULTATIONS

WCC Highways -
WCC Planning -
WCC Library/ Museum -
Housing & Health Officer -
Wessex Water Authority-
Environment Agency -

REPRESENTATIONS

Advertisement	Yes, expiry 10/11/05
Site Notice displayed	Yes, expiry 10/11/05
Departure	No
Neighbour notification	No
Third Party responses	No
Parish Council response	No

MAIN ISSUES

Impact of the works on the character of a grade II listed building and the character of the conservation area.

POLICY CONTEXT

CN3 and CN8 of the Adopted SDLP

PLANNING CONSIDERATIONS

The proposal will not damage any significant historic fabric or the integrity of the building, and will enable the expansion of the downstairs living area of Old Mill Cottage. This will also lead to the improved maintenance of the newly accessed building which is to be welcomed.

CONCLUSION

The proposed alterations would have no adverse effect upon the character of the listed building or the character of the conservation area.

REASON FOR APPROVAL

The proposed works are considered acceptable and will not adversely affect the fabric and character of the Listed Building in accordance with relevant policies of the adopted local plan.

RECOMMENDATION: APPROVE subject to the following conditions:

The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission. (Z01B)

REASONS FOR CONDITION:

To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 (4) of the Planning and Compulsory Purchase Act 2004. 0006 AMENDED

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

Policy CN3 of the Replacement SDLP, the purpose of which is to protect the character of listed buildings and ensure that the works do not significantly damage historic fabric.

Policy CN8 of the Replacement SDLP, the purpose of which is to ensure the preservation or enhancement of the character of the conservation area.

Part 3
**Applications recommended for the Observations
of the Area Committee**

No Observations