

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 – 10TH JULY 2008

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

Parish/Ward
Officer Recommendation
Ward Councillors

1	S/2008/0825	EAST HARNHAM
	Mrs Amanda Iles	APPROVE WITH CONDITIONS
P 4-6	MS AMANDA BURDEN 18 BURFORD ROAD SALISBURY WILTS SP2 8AN SINGLE STOREY REAR EXTENSION, FRONT ENTRANCE PORCH AND CONVERSION OF EXISTING LOFT AREA TO FORM OFFICE SPACE	EAST HARNHAM WARD Councillor Ms Hill Councillor Ms Mckeown

Part 1

Applications recommended for Refusal

No Refusals

Part 2

Applications recommended for Approval

1

Application Number:	S/2008/0825		
Applicant/ Agent:	IAIN R J GRUBB ASSOCS		
Location:	18 BURFORD ROAD SALISBURY SP2 8AN		
Proposal:	SINGLE STOREY REAR EXTENSION, FRONT ENTRANCE PORCH AND CONVERSION OF EXISTING LOFT AREA TO FORM OFFICE SPACE		
Parish/ Ward	EAST HARNHAM		
Conservation Area:			
Date Valid:	2 May 2008	LB Grade:	27 June 2008
Case Officer:	Mrs Amanda Iles	Expiry Date	01722 434312
		Contact Number:	

REASON FOR REPORT TO MEMBERS

Councillor Hill has requested that this item be determined by Committee due to the interest shown in the application.

SITE AND ITS SURROUNDINGS

18 Burford Avenue is a detached brick built former dwelling currently used as a day nursery. It is situated in a largely residential area off the A338 in Salisbury.

THE PROPOSAL

Permission is sought for a single storey extension to the rear to provide an additional day room and an entrance porch to the front of the property. The rear extension will be 5.3 metres by 4.8 metres with a flat roof 2.9 metres in height. The porch will be 1 metre by 2.2 metres with a hipped roof.

The proposed internal works and loft conversion themselves do not require planning consent but the roof-lights to facilitate the loft conversion do and as such form part of this application.

PLANNING HISTORY

The change of use of the property to a Montessori school (reference S/1987/1849) was allowed at appeal in 1988 with no restrictive conditions.

CONSULTATIONS

WCC Highways - No Objection
Environmental Health Officer - No Observations

REPRESENTATIONS

Advertisement	No	
Site Notice displayed	Yes	Expired 05/06/08
Departure	No	
Neighbour notification	Yes	Expired 27/05/08
Third Party responses	Yes	10 letters of objection regarding:
	1.	Increase in traffic resulting from the proposal
	2.	Increase in number of children resulting from the proposal
	3.	Increase in noise disturbance resulting from the proposal

City Area Committee 10/07/2008

MAIN ISSUES

Scale & Design
Impact on Residential Amenity
Highway Implications

POLICY CONTEXT

Adopted Salisbury District Local Plan Saved Policies G2, D3, PS1.

PLANNING CONSIDERATIONS

Scale & Design

In terms of visual impact both the proposed rear extension and porch will be subservient to the existing property and the use of matching materials will allow them to harmonise. Although flat roofs are not normally encouraged, being to the rear of the property in this case it is not judged to be visually harmful. In addition the proposed porch to the front of the property is traditional in style and is judged to be visually in keeping with the dwelling.

Impact on Residential Amenity

The proposal is not judged to be detrimental to the residential amenity of neighbouring dwellings in terms of overshadowing or loss of privacy as the extensions are single storey only with no windows proposed in the side elevations and the roof lights to the rear roof slope will result only in oblique overlooking to the gardens of adjacent properties.

There have been a number of objections with regard to the rise in noise and disturbance which could result from the proposed rear extension and resultant increase in numbers at the nursery. Extra information has been sought from the applicant regarding the current running of the nursery and the proposed changes.

The nursery is open 08:00 to 18:30 and is currently registered for 36 children but they are looking to increase their registered numbers by a further 6 children. The staff numbers will also increase from 14 to 16. As no restrictive conditions were placed on the original consent there are no planning restrictions on the number of children on the site and the numbers could be increased without planning permission for the extension being granted.

Policy PS1 of the Local Plan encourages the development of community facilities within settlements and as such the slight enlargement of the premises generally accords with local plan policy. Therefore given this, and the fact that Environmental Health have no objections to the proposal, members should be aware that it would be very difficult to defend a refusal on the grounds of noise and disturbance to neighbouring dwellings. However, if members wished to approve this application they could add a restrictive condition limiting the number of children be on the site.

Highway Implications

There have also been a number of objections regarding extra traffic being generated by the extension as the result of additional children on the premises. However, Wiltshire County Council Highways Department have no objection to the proposal on the grounds that the proposed extension will have no impact on current parking/access arrangements.

Members should therefore be aware that as the number of children on the site could be increased without this extension, it would be very difficult to defend a refusal on the grounds of additional traffic to the surrounding area.

CONCLUSION

The proposed extensions are judged to be in keeping with the surrounding area and it is considered that any potential increase in noise and disturbance to neighbouring dwellings or an increase in traffic is not significant enough to be warrant refusal. As such the proposal is judged to be in accordance with saved policies G2, D3 & PS1 of the Adopted Salisbury District Local Plan.

APPROVED WITH CONDITIONS

Conditions and Reasons:

The proposed extensions are judged to be in keeping with the surrounding area and it is considered that any potential increase in noise and disturbance to neighbouring dwellings or an increase in traffic is not judged to be significant enough to warrant refusal. As such the proposal is judged to be in accordance with saved policies G2, D3 & PS1 of the Adopted Salisbury District Local Plan.

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. (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 materials and finishes of the roof of the porch and the external walls of the extensions hereby permitted shall match in colour and texture those of the existing building[s]. (D02A)

Reason: To secure a harmonious form of development.

INFORMATIVES: - POLICY

This decision has been in accordance with the following policy/policies of the Adopted Salisbury District Local Plan:

G2 General Development Guidance
D3 General Design Guidance
PS1 Community Facilities