

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 25TH NOVEMBER 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 Site Visit Page	Application No	Parish/Ward Officer Recommendation Ward Councillors
1	S/2008/0825	EAST HARNHAM
SV 2pm	Mrs A Iles	APPROVED WITH CONDITIONS
3-5	MS AMANDA BURDEN 18 BURFORD ROAD SALISBURY SINGLE STOREY REAR EXTENSION, FRONT ENTRANCE PORCH AND CONVERSION OF EXISTING LOFT AREA TO FORM OFFICE SPACE	Cllr Ms Hill Cllr Ms McKeown
2	S/2008/1572	FISHERTON/BEM V
	Mr B Hatt	APPROVED WITH CONDITIONS
6-8	MR & MRS STEEDMAN 7 EMPIRE ROAD SALISBURY SINGLE & TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION, PITCHED ROOF TO SHED & WIDENING OF EXISTING ACCESS	Cllr Roberts Cllr Walsh

**AGENDA ITEM: TREE PRESERVATION ORDER AT DAMASCUS HOUSE, SALISBURY,
WILTS (NO. 406)**

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:		LB Grade:	
Date Valid:	2 May 2008	Expiry Date	27 June 2008
Case Officer:	Mrs A Iles	Contact Number:	01722 434312

REASON FOR REPORT TO MEMBERS

This application was deferred by members on 10th July 2008 so that:

- a) The Council's Environmental Health officer should visit the neighbours property and take noise readings, and also, Members would also like the Environmental Health Officer to advise on what possible improvements could be made to reduce noise from the property and its garden area.
- b) The applicants should produce a draft Travel Plan which indicates how the business will encourage its users and staff to reduce their reliance on private cars to access the property. Innovations could include stagger start and finish times, and a walking bus.

The additional information was duly requested by the Local Planning Authority but not all information requested by members has been submitted.

Environmental Health have decided not to monitor the noise from the nursery from the neighbouring property as it is unlikely that such noise would be considered a statutory nuisance under the Environmental Protection Act. They have requested that a letter (attached as appendix one) is made available to members to ensure that they have a complete picture of the events involving 16 and 18 Burford Road.

The applicants have submitted a travel plan for staff including staggered staff times (attached as appendix two) and information regarding different session times attended by children and the pattern for children using the garden (attached as appendix three).

The following report and conditions remain the same as when members previously considered 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

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.

RECOMMENDATION: APPROVED WITH CONDITIONS

REASON FOR APPROVAL

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

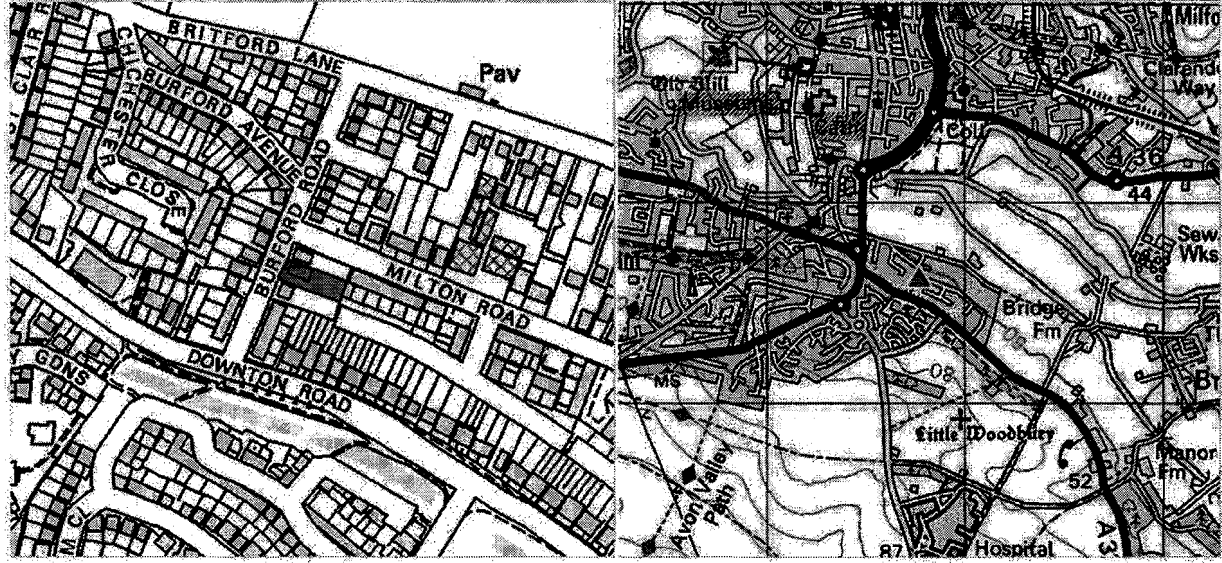
This decision has been in accordance with the following policy/policies of the Adopted Salisbury District Local Plan:

- G2 General Development Guidance
- D3 General Design Guidance
- PS1 Community Facilities

SINGLE STOREY REAR EXTENSION, FRONT ENTRANCE PORCH AND CONVERSION OF EXISTING LOFT AREA TO FORM OFFICE SPACE

Site Visit: 2pm 25th November 2008

S/2008/825



SCALE: NTS
DATE: 17/11/2008 10:15:48
DEPARTMENT: Planning

THIS MAP IS FOR INTERNAL USE ONLY.

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. 10003328, Salisbury District Council, 2008.

Application Number:	S/2008/1572		
Applicant/ Agent:	MR S P MANKIN		
Location:	7 EMPIRE ROAD SALISBURY SP2 9DE		
Proposal:	SINGLE & TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION, PITCHED ROOF TO SHED & WIDENING OF EXISTING ACCESS		
Parish/ Ward	FISHERTON/BEM V		
Conservation Area:	LB Grade:		
Date Valid:	11 September 2008	Expiry Date	6 November 2008
Case Officer:	Mr B Hatt	Contact Number:	01722 434541

REASON FOR REPORT TO MEMBERS

Councillor Roberts has requested that this item be determined by Committee due to:

The scale and proximity to 5 Empire Road

SITE AND ITS SURROUNDINGS

7 Empire Road is a detached property located within a well established residential area in Salisbury.

THE PROPOSAL

The proposal is for the erection of a two storey and single storey extension to the side of the property with a single storey extension to the rear and the widening of the access to the front of the property. A pitched roof is to replace an existing flat roof on the shed.

PLANNING HISTORY

83/1166 two storey extension and WC A/C 31/10/83

CONSULTATIONS

WCC Highways – No objections
 Wilts Fire & rescue – No objections

REPRESENTATIONS

Advertisement	No	
Site Notice displayed	No	
Departure	No	
Neighbour notification	Yes	2/10/08
Third Party responses	Yes	1 neighbour letter raising concerns over loss of light, dominance of development and visual intrusion on the surrounding area

MAIN ISSUES

Impact on amenities, scale and design

POLICY CONTEXT

G2- General Criteria for development
 D3- Good design
 H8- Housing policy boundary for Salisbury

PLANNING CONSIDERATIONS

Scale and Design

The proposed rear extension will be screened by an existing mature hedge which will leave only the top section of the proposal visible limiting the impact on the adjoining property. The insertion of the chimney to the rear elevation is not considered to have a detrimental impact on the amenities of the neighbouring properties or the surrounding area and will not introduce a discordant feature into the area.

The single storey element of the proposed side extension is not considered to have a significant impact on the amenities of the adjoining property and will due to its nature leave only the top section of the extension visible from the neighbouring property. The two storey element of the side extension will be visible to the adjoining property due to its location however it is not considered that the impact on the amenities of the neighbouring property will have a significant detrimental effect on the property and as such overall the proposal is considered to be acceptable.

The addition of a pitched roof to the existing shed is considered to improve the aesthetics of an existing flat roof building. The proposal will be visible to the adjoining property however it is not considered that the impact will be to a detrimental degree.

Letter of objection has been received from 5 Empire Road raising a number of concerns. These concerns will be addressed in this and the following section. The second point of objection in the letter raises concerns over the loss of visual amenity within the surrounding street scene due to the loss of space between the two properties. A number of single and two storey side extensions already exist along both sides of Empire Road which will ensure that this proposal will not have a detrimental impact on the surrounding area and will not be introducing a form of development uncharacteristic within the immediately surrounding area. The third point of objection raises concerns that cannot be addressed as part of this application as each application must be judged on its own merits and currently the adjoining property No. 5 Empire Road does not have a side extension. The final point of objection raises concerns over a loss of light to the windows to the side elevation of No. 5 Empire Road however it is considered that the loss of light as a result of the proposed development do not detract to a significant degree from the amenities of the property to warrant refusal of this application.

Impact on amenities

The single storey rear extension is to have no windows facing 9 Empire Road which will ensure that no overlooking will occur. A ground floor window facing 5 Empire is proposed at ground floor level however it is not considered that this will introduce any overlooking issues as the window will face an existing boundary wall and is over 2.5m from the boundary, furthermore the location of the single storey side extension will obscure any views to and from 5 Empire Road.

2 windows are proposed at ground floor level to the side extension to serve a bathroom and garage both the proposed windows will face the existing boundary wall and are not considered to introduce any significant degree of overlooking.

The two storey element of the side extension is set back from the front of the property by 0.3m and extends 6.8m towards the rear of the property finishing mid way down the existing property. The roof will finish 1m below the existing roof line which will ensure that the proposal will remain subservient to the existing property. The letter of objection received from the neighbouring property (No. 5 empire Road) raised a number of concerns regarding the scale and design of the proposal which will now be addressed. The first point of objection raises the issue of a loss of light to both the ground floor kitchen, and bathroom windows and first floor landing, bathroom windows. It is accepted that the proposal will finish within reasonably close proximity to 5 Empire Road and is on higher ground (0.4m) however it is considered that there will not a direct loss of light to a detrimental degree to the neighbouring property as a result of the development. The two storey extension will finish over 2.5m from 5 Empire Road and is located in a location that will not restrict light to the windows to the side elevation of 5 Empire Road at both ground and

first floor levels. Furthermore the hipped roof design of the two storey extension will not restrict light to the adjoining property.

Conclusion

Whilst the concerns of the neighbour are noted, it is considered that the proposal would not cause significant harm to the residential amenity, or have an adverse impact on the character of the area and as such approval is recommended.

RECOMMENDATION: APPROVED WITH CONDITIONS

REASON FOR APPROVAL

The proposed development accords with the provisions of the Development Plan, and is not considered to cause significant harm to the neighbouring property (5 Empire Road) or alter the characteristics of the surrounding area to such a degree that would warrant refusal of the application

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. (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. Other than the ground floor garage and bathroom windows shown on plan 08071/3 no other windows shall be inserted in the Southern elevation of the 2 storey extension or the single storey extensions hereby approved

Reason: To ensure adequate privacy for the occupants of neighbouring premises.

3. Prior to being brought into use the driveway shall be properly consolidated and surface (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority

Reason: In the interests of Highway safety

4. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority

Reason: In the interests of Highway safety

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

G2- General Criteria for development

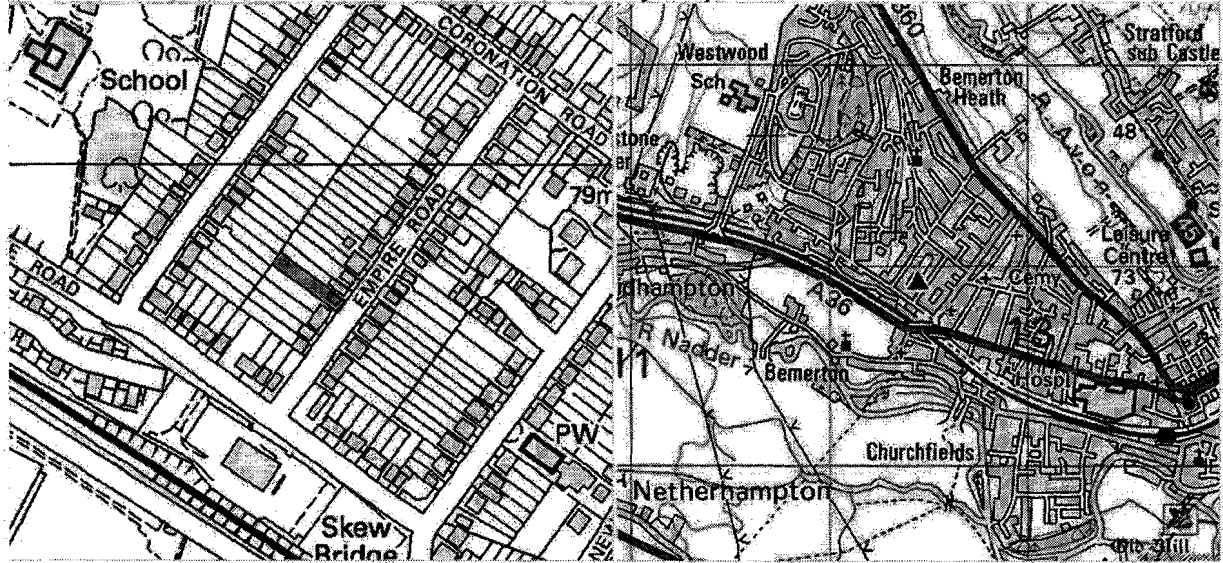
D3- Good design

H8- Housing policy boundary for Salisbury

SINGLE

Site Visit:

S/2008/1572



SCALE: NTS
DATE: 17/11/2008 10:20:18
DEPARTMENT: Planning

THIS MAP IS FOR INTERNAL USE ONLY.

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. 100033329, Salisbury District Council, 2008.