

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING COMMITTEE

12th May 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

A106 - Approve subject to S106	DOEC - Refer to DLTR (Committee) Now DTLR	REF - Refusal
APP - Approve	NOBJ - No objection	REV - Subject to Revocation Order
APPC - Approve with conditions	OBJ - Objection	DOED - Refer to DLTR
APRE - Part approve / refuse	OBS - Observations to Committee	Now DTLR - (delegated)

ITEM NO	APPLICATION NO OFFICER	LOCATION	REC	PARISH / WARD	PAGE NOS	WARD & COUN- CILLORS	NOTES
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Item	Application No. Office	Applicant's Name Location	Rec	Parish/Ward	Page Nos.	Ward Councillors
1	S / 2005 / 682 Miss J Boustead	MR AND MRS D K WINDSOR 19 DEVONSHIRE ROAD	APPC	St. Mark & Stratford	3 - 5	Cllrs Nettle, Paisey and Warrender

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

Part 1

Applications recommended for Refusal

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

No Refusals

Part 2

Applications recommended for Approval

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

Proposal
Location

I	Case Officer Miss J Boustead	Contact No 01722 434541	I
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S/2005/682	31/03/2005	26/05/2005	MR AND MRS D K WINDSOR
STMK			
Easting: 414525.2	Northing: 131165.8		

PROPOSAL:	FULL APPLICATION -2 STOREY SIDE EXTENSION AND SINGLE STOREY EXTENSION TO THE SIDE AND REAR
LOCATION:	19 DEVONSHIRE ROAD SALISBURY SP1 3NN

REASON FOR REPORT TO MEMBERS

Salisbury District Council Employee Application

SITE AND ITS SURROUNDINGS

19 Devonshire Road is a semi-detached property built of brick under a tiled roof. The existing street scene sees similar properties, with a few already having existing extensions. Number 19 also sits at a slightly lower level than number 21.

THE PROPOSAL

The proposal is for a two-storey side extension, which is to replace the existing single storey lean to garage. This is to provide a new garage at ground floor level and a bedroom on the first floor level. There are no windows proposed on the side elevation and it will be offset from the neighbouring boundary. The application also includes a single storey side and rear extension, which would be to the rear of the proposed two-storey extension and has previously had planning permission approved.

PLANNING HISTORY

S/02/1358	Demolition of kitchen and WC and rebuild single storey extension to side and rear
	Approved 06/08/02

REPRESENTATIONS

Advertisement	No	
Site Notice displayed	No	
Departure	No	
Neighbour notification	Yes	Expiry Date – 26/04/05
Third Party responses	No	

MAIN ISSUES

Scale, Design, Impact on Neighbouring Amenity

POLICY CONTEXT

G2 – General

D3 – Design

H16 – Housing Policy Boundary Area

PLANNING CONSIDERATIONS

Scale and Design

The proposed two-storey extension, although quite close to the neighbouring boundary would sit alongside the neighbours existing single storey garage lean to. The neighbouring property also has existing windows on the side elevation but due to the two-storey extension not being the total length of the existing property it is thought that there would not be an adverse effect upon them.

Impact upon neighbouring amenity

It is thought that the proposed two-storey extension will not have an adverse effect upon neighbouring amenity in terms of overlooking or overshadowing. This is due to the proposal being offset from the neighbouring dwelling due to the neighbours existing garage and there being no proposed windows on the side elevation. The slight difference in levels between the two properties and the siting of the two-storey extension, which does not extend to the full length of the existing dwelling also reduces any impact that may be made to the neighbouring dwelling.

It is thought that the proposed single storey extension although could be built under a separate planning application would not have an adverse effect upon neighbouring amenity in terms of overlooking or overshadowing.

Impact on street scene

It is thought that the proposed extension will not have an adverse effect upon the street scene, as the proposed ridge is lower than the existing ridge. Also a number of existing properties within the immediate vicinity have been extended in the past through both side and rear extensions.

CONCLUSION

The proposed extension is considered appropriate to the overall appearance of the dwelling and street scene. The scale, design and materials proposed are appropriate to the overall appearance of the property in accordance with the adopted SDLP policies.

RECOMMENDATION APPROVE: for the following reasons

The scale, design, siting and materials proposed are appropriate to the general development criteria, in accordance with the adopted SDLP policies.

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. (A07A)

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (0004)

(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 (DO1A).

Reason 0013: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.

(3) There shall be no windows on the side elevation of the extension hereby permitted.

Reason 0018 To ensure adequate privacy for the occupants of neighbouring premises.

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

G2 – General

D3 – Design

H16 – Housing Policy Boundary Area

NOTES: