

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
NORTHERN AREA – 13/03/08

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 |
|----------------------|---|--|
| 1 | S/2007/2586 | SHREWTON |
| 3-6 | Mrs S Appleton | REFUSAL |
| | MA ARCHITECTURE LORRAINE NETT ROAD SHREWTON SALISBURY ERECTION OF SIDE EXTENSION INCORPORATING ACCOMODATION IN THE ROOF AND NEW BRICK BOUNDARY WALL AND REPOSITIONING OF ACCESS | TILL VALLEY AND WYLYE WARD COUNCILLOR MILLS COUNCILLOR WEST |

AGENDA ITEM: PLANNING APPLICATION NO S/2006/1698 LAND BETWEEN
NETHERAVON ROAD AND HIGH STREET DURRINGTON –
ALLOTMENT PROVISION.

Part 1

Applications recommended for Refusal

1

| | | | |
|---------------------|--|-----------------|------------------|
| Application Number: | S/2007/2586 | | |
| Applicant/ Agent: | MA ARCHITECTURE AND DESIGN LTD | | |
| Location: | LORRAINE NETT ROAD SHREWTON SALISBURY SP3 4HB | | |
| Proposal: | ERECTION OF SIDE EXTENSION INCORPORATING ACCOMMODATION IN THE ROOF AND NEW BRICK BOUNDARY WALL AND REPOSITIONING OF ACCESS | | |
| Parish/ Ward | SHREWTON | | |
| Conservation Area: | | | |
| Date Valid: | 31 December 2007 | LB Grade: | |
| Case Officer: | Mrs S Appleton | Expiry Date | 25 February 2008 |
| | | Contact Number: | 01722 434704 |

REASON FOR REPORT TO MEMBERS

HDS does not consider it prudent to exercise delegated powers

SITE AND ITS SURROUNDINGS

Lorraine is a detached bungalow situated within a Housing Policy Boundary in the village of Shrewton to the north of Salisbury. The bungalow is situated within a relatively large plot and backs onto open countryside. The immediate area surrounding the site is characterised by an eclectic mix of single and two storey dwellings, the majority of which are detached.

THE PROPOSAL

The proposal involves the erection of an extension to the southern side elevation of the property incorporating accommodation in the roof. The application also involves the re-positioning of the vehicular access and the erection of a brick boundary wall.

PLANNING HISTORY

No planning history

CONSULTATIONS

WCC Highways

No objection subject to a condition requiring any gates to open inwards (away from the highway only).

REPRESENTATIONS

| | |
|-------------------------|-------------------------|
| Advertisement | No |
| Site Notice displayed | Yes – Expiry 31/01/2008 |
| Departure | No |
| Neighbour notification | Yes – Expiry 23/01/2008 |
| Third Party responses | No |
| Parish Council response | Yes – No objection |

MAIN ISSUES

- Principle
- Scale, design and impact on the visual amenities of the street scene
- Impact on neighbour amenities

POLICY CONTEXT

Adopted Salisbury District Local Plan, G2 (General), D3 (Design), H16 (Housing Policy Boundary) and C6 (Special Landscape Area). This application should also be in accordance with

the relevant advice contained within adopted supplementary planning guidance, 'Creating Places'.

PLANNING CONSIDERATIONS

Principle

The site is situated within a designated Housing Policy Boundary and as such, small-scale residential development will be allowed provided it complies with the relevant design policy. In this case, the design policy relevant is D3, which states that extensions should be of a scale and design that is appropriate to the overall appearance of the existing dwelling using complementary materials. This policy also states that extensions should be carefully integrated in relation to other properties and the overall landscape framework. Policy G2 ensures developments have an appropriate access and associated parking and that proposals do not have any significant adverse impacts on the amenities of neighbouring dwellings.

The application should also comply with the relevant advice contained within the Council's design guide 'Creating Places'. In this case, part 20 applies and its main objective is that extensions to existing properties will normally be permitted where they demonstrate that:

- The scale, design and character of the existing property has been respected;
- The extension is designed to integrate into the wider area;
- It does not have a harmful impact on the amenity of neighbours and;
- The materials are appropriate.

Part 20 of the document states that large extensions, which overwhelm the original dwelling should be avoided, as extensions, which are too large, will not be in balance with the form of the existing dwelling and may destroy the original character. In all circumstances the key principle is that it will still be obvious what part of the building was original, with later extensions being clearly subordinate.

The site is also located within a Special Landscape Area and as such, the proposals should comply with policy C6 of the adopted Local Plan. This policy states that proposals for development within the countryside will be considered having particular regard to the high quality of the landscape.

Scale, design and impact on the visual amenities of the street scene

The proposed extension will be added to the southern side elevation of the existing dwelling, will be approximately 7.8 metres wide, approximately 12.2 metres deep and will have a pitched roof with a maximum height of approximately 5.2 metres. The extension will include accommodation in the roof space and as such will include a dormer window on its front and side elevation and roof lights on the northern and southern roof slopes. The extension will include a bay window and porch on its front elevation along with a flat roof utility extension to the rear. The proposed extension will provide three additional bedrooms along with an enlarged living/dining area, an enlarged kitchen along with a playroom and study. The materials to be used in the construction of the external surfaces of the extensions will be bricks, render and tiles all of which will match the materials used in the existing dwelling.

The existing dwelling on the site is a charming mid twentieth century two bedroom bungalow which includes two bay windows to the front with a central entrance incorporating a storm porch. These features result in a dwelling that is well balanced and symmetrical and are part of the charm of the bungalow. The proposed extension, whilst being set down and back from the existing dwelling would be overly large adding an additional 100 square metres (approximately – scaled from the submitted floor plans) to the existing dwelling which will be turned from a modest two bedroom property into a five bedroom dwelling. The extension therefore would more than double the size of the bungalow and as such will inevitably result in harm to the appearance of the existing bungalow.

With regards to design, the proposal does include some elements, which complement the style of the existing bungalow. These include a bay window, which will match the existing bay window to the front, along with the use of matching materials. However, it is considered that the extension has been designed from the inside out, where the internal space and layout has been given priority over the external appearance. The design of the extension does not take into

account the existing symmetry and simplicity of the bungalow and whilst the roof will be hipped to match the existing roof, the inclusion of a side dormer window will result in the hip having the appearance of a gable end (from the front and rear).

The existing street scene is characterised with an eclectic mix of dwelling types ranging from relatively small bungalows and dormer bungalows to two storey houses. The majority of the dwellings along Nett Road are built along the same building line and are set back from the road. The existing dwelling sits comfortably within the existing street scene. The proposed extension due to its overly large size would result in the dwelling being unduly visible within the street scene. Whilst this in itself is not necessarily a reason to object to the application, the extension would be of a design that is considerably out of keeping with the character of the existing dwelling and as a result, the visual harm caused by the extension would be apparent within the surrounding area. As such it is considered that the proposed extension would result in adverse harm to the visual amenities of the immediate surrounding area.

As a result of the above, it is considered that the proposed extension, as a result of its excessive size and incongruous design would adversely harm the simplicity and symmetry of the existing bungalow to the detriment of its overall appearance and the visual amenities of the surrounding area. The application is therefore considered to be contrary to policy D3 of the adopted Salisbury District Local Plan and the guidance contained within adopted supplementary planning guidance 'Creating Places'.

With regards to the proposed boundary wall, this will be approximately 1.2 metres in height and constructed from bricks. As this wall will replace an existing wall on the site, it is considered that it will not result in any adverse harm to the visual amenities of the surrounding area.

Impact on neighbour amenities

The only neighbour to the site is Cadenbba to the south. The proposed extension would be directly to the north of this dwelling and as such could result in some adverse impacts on the residential amenities of this neighbour. With regards to bulk, the proposed extension will be located approximately 1 metre from the boundary with the neighbour; the neighbouring dwelling is then another metre approximately from the boundary. The proposed extension will not be excessive in height (approximately 5.6 metres) and the bulk would only affect the neighbouring garage and utility room, which do not have windows on their northern elevations. As a result, it is considered that the extension would not result in any adverse overbearing. With regards to overshadowing, due to the orientation of the dwellings (north east facing) there would not be a significant shadow cast across the neighbouring dwelling. As a result, it is considered that the proposals will not result in any adverse overshadowing significant enough to warrant refusal on these grounds.

With regards to overlooking, the extension will include two windows at ground floor level and a dormer window and roof lights on the southwest elevation. With regards to the two windows at ground floor level, they will be screened from the neighbour by the boundary treatment, which currently consists of a relatively high (approx 1.8 metres) fence along with various shrubs. As a result, it is considered that these windows will not result in any adverse overlooking into the neighbouring dwelling. With regards to the dormer window and roof lights, as they are at first floor level, they could result in unacceptable overlooking into the neighbouring dwelling. The dormer and roof lights will directly overlook the front parking/garden area of the neighbouring dwelling, however they will serve a bathroom and wardrobe and as such, it is considered that any adverse overlooking can be overcome by the imposition of a condition on any consent requiring the dormer and roof lights to be glazed in obscure glass in a form sufficient enough to prevent overlooking and should be fixed shut or hung in such a way as to prevent the effect of obscure glazing being negated by reason of opening, details of which shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Conclusion

Whilst it is considered that subject to conditions, the proposed extension will not have any significant adverse impacts on the amenities of neighbouring dwellings, the extension by reason of its excessive size and incongruous design would adversely harm the simplicity and symmetry of the existing bungalow to the detriment of its overall appearance and the visual amenities of the surrounding area.

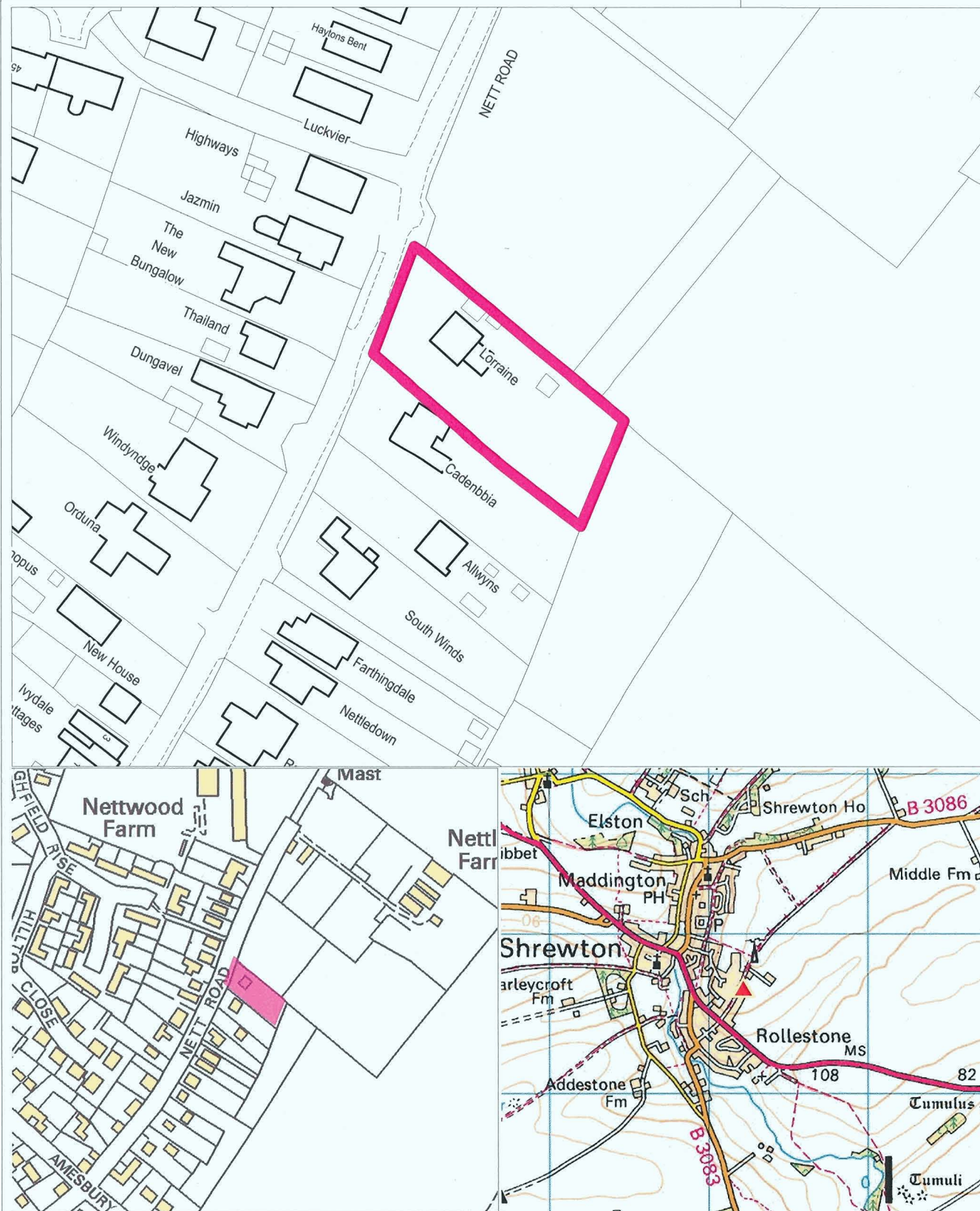
RECOMMENDATION: REFUSE

Reason for Refusal

The proposed extension as a result of its excessive size and incongruous design would cause adverse harm to the simplicity and symmetry of the existing bungalow to the detriment of its character and overall appearance along with the visual amenities of the surrounding area. The application is therefore contrary to policy D3 of the adopted Salisbury District Local Plan and guidance contained within adopted supplementary planning guidance 'Creating Places'.

S/2007/2586

Site Visit:



LORRAINE NETT ROAD

SCALE: NTS

DATE: 03/03/2008 13:01:52

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.