

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 23RD OCTOBER 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 Officer	Parish/Ward Recommendation Ward Councillors
1	S/2008/1430	DURRINGTON
3-5	Mr T Wippell	REFUSAL
	MR GAVIN BRATCHER GABRA DESIGN SOLUTIONS 31 HIGH STREET DURRINGTON SALISBURY REAR TIMBER CONSERVATORY	DURRINGTON WARD COUNCILLOR MS BROOM COUNCILLOR LEE COUNCILLOR WRIGHT
2	S/2008/1431	DURRINGTON
6-7	Mr T Wippell	REFUSAL
	MR GAVIN BRATCHER GABRA DESIGN SOLUTIONS 31 HIGH STREET DURRINGTON SALISBURY REAR TIMBER CONSERVATORY	DURRINGTON WARD COUNCILLOR MS BROOM COUNCILLOR LEE COUNCILLOR WRIGHT

Part 1

Applications recommended for Refusal

1

Application Number:	S/2008/1430		
Applicant/ Agent:	GABRA DESIGN SOLUTIONS		
Location:	31 HIGH STREET DURRINGTON SALISBURY SP4 8AE		
Proposal:	REAR TIMBER CONSERVATORY		
Parish/ Ward	DURRINGTON		
Conservation Area:	DURRINGTON	LB Grade:	II
Date Valid:	15 August 2008	Expiry Date	10 October 2008
Case Officer:	Mr T Wippell	Contact Number:	01722 434554

REASON FOR REPORT TO MEMBERS

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

The interest shown in the application

SITE AND ITS SURROUNDINGS

31 High Street is a semi-detached cottage situated within a residential area in the village of Durrington. The cottage itself is Grade II listed and the site is located within a Conservation Area. The property has an existing single-storey extension and enclosed gardens to the rear.

THE PROPOSAL

The proposal involves the erection of a conservatory to the rear of the dwelling. Materials will be painted timber and bricks to match existing with flint inserts.

PLANNING HISTORY

S/07/1897	Construct rear conservatory	R	07/11/07
S/07/1898	Construct rear conservatory	R	07/11/07
S/05/0812	Construction of rear conservatory	W/D	13/06/2005
S/05/0813	Conservatory at rear	W/D	13/06/2005
S/03/1131	Erection of boundary fence	A/C	07/07/2003

CONSULTATIONS

Conservation Officer

Object- Whilst the materials and some limited aspects of the design have improved, I still feel that the appending of the conservatory on to the awkward existing extension instead of reworking the whole area is inappropriate and should be rejected for its impact on the character and quality of the listed building.

REPRESENTATIONS

Advertisement	Yes – Expired 18/09/08
Site Notice displayed	Yes – Expired 18/09/08
Departure	No
Neighbour notification	Yes – Expired 08/09/08
Third Party responses	No

Parish Council response

Yes – No objections, but recommend conditions:

As the conservatory will be hardly visible from the High Street the views into and out of the conservation area are maintained to an acceptable standard. We have no objections to the proposal provided that the scheme includes paint colour and finishing materials which are acceptable to the conservation officer.

MAIN ISSUES

- Planning History
- Principle of Development
- Impact on the character and setting of the listed building
- Impact on neighbour amenity

POLICY CONTEXT

G2, D3, CN3, CN5, CN8, CN11

PLANNING CONSIDERATIONS

Planning History

A previous scheme for a conservatory to the rear of the property was refused in 2007, with the conservation officer objecting on the following grounds:

31 High Street is a grade II listed 18th century cottage. A fan-roofed uPVC conservatory appended to an existing extension halfway down the garden would be highly inappropriate in this instance. Neither location, design nor materials are acceptable.

This new proposal (which sees the scale, design and materials of the conservatory altered), therefore has to be considered in the light of this previous application, and the differences between the two schemes critically examined. The changes between the refused application and the current scheme are summarised as follows:

- The footprint has been reduced in scale, with the 'L' shape wrap-around design from the previous scheme revised to be rectangular
- The 'fan' roof design at the rear is now a gable-end
- The decorative finial ridge has been omitted from the design
- Materials have been revised from mahogany, to timber painted windows. Walls will be reclaimed bricks with flint-inserts

Principle of Development

This semi-detached cottage is located within a Housing Policy Boundary in the village of Durrington, where small-scale residential developments will be allowed provided they comply 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 do not have any significant adverse impacts on the amenities of neighbouring properties.

The site is located within the Durrington Conservation Area and as such, policies CN8 and CN11 apply. Policy CN8 states that developments should either preserve or enhance the existing character of the area, whilst policy CN11 ensures views into and out of the Conservation Area are safeguarded.

The cottage is also grade II listed and therefore the proposal should also comply with policies CN3 and CN5 of the Local Plan. These policies ensure developments do not adversely harm the character and setting of the listed building.

Impact on the conservation area and the character and setting of the listed building

The existing cottage dates back to the late 17th, early 18th centuries, is two-storey in height with a thatched roof, and consists of flint with stone lacings with pebble dashed timber framing to the first floor. The cottage was listed in 1988.

It is considered that the location of the conservatory, which would protrude significantly past the rear of the existing property, would create a dominant feature that would detract from the character of the listed building.

Whilst the scale and design of the conservatory has been improved (with materials more appropriate in relation to the existing cottage), the conservatory would still be wholly inappropriately sited at the end of an existing extension, and would be at odds with the existing cottage. As a result the proposal is considered to cause adverse harm to the character and setting of the listed building, contrary to policies CN3 and CN5 of the adopted Salisbury District Local Plan.

Due to its rear location, it is deemed that there will be minimal impact on the character of the wider conservation area.

Impact on Neighbour Amenities

The extension is set away from the boundary, and overdominance and overshadowing will not occur to a significant degree to warrant refusal. Due to its single storey nature, and the levels of boundary screening, overlooking is not considered to occur to a significant degree to warrant refusal.

There have been no objections to the scheme, and it is considered that residential amenity will be preserved.

Conclusion

Notwithstanding the revisions to the previous scheme, it is considered that the conservatory, as a result of its location to the rear of an existing extension to the property, would be an incongruous addition which would adversely harm the character and setting of this grade II listed cottage, contrary to policies CN3 and CN5 of the adopted Salisbury District Local Plan.

RECOMMENDATION: REFUSE: for the following reasons

Notwithstanding the revisions to the previous scheme, it is considered that the conservatory, as a result of its location towards the rear of an existing extension to the property, would be an incongruous addition, which would adversely harm the character and setting of this grade II listed cottage, contrary to policies CN3 and CN5 of the adopted Salisbury District Local Plan.

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MAIN ISSUES

- Planning History
- Impact on the character and setting of the listed building

POLICY CONTEXT

CN3, CN5

PLANNING CONSIDERATIONS

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