

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING COMMITTEE
NORTHERN AREA – 13/01/05

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
1	S / 2004 / 2307 Mr S Llewelyn	CLIFTON CATHOLIC DIOCESAN TRUSTEES OUR LADY QUEEN OF HEAVEN CHURCH PHILIP ROAD DURRINGTON	REF	DURR	2-8	DURRINGTON Councillor Mr Baker Councillor Mr Bojdys Councillor Mrs Greville	
2	S / 2004 / 2133 Ms S Waaldijk	ALMA PROPERTY DEVELOPMENT LTD 1 SOUTH MILL ROAD AMESBURY	APPC	AMES	9-12	AMESBURY Councillor Mr Brown Councillor Mr Peach Councillor Mr Noeken	

END OF LIST

Alterations and conversion to form four self contained apartments; provision of first floor side balcony; provision of landscaping and four parking spaces to forecourt.

The proposed apartments would comprise two one-bedroom and two two-bedroom apartments and the provision of four shared forecourt parking spaces together with forecourt landscaping.

Alterations would include incorporating additional internal and external changes to facilitate independent accesses.

A small amenity area to the rear of the site would be provided for communal use. In addition, flat 'D' would have a balcony at first floor level which would include a flank screen in obscure glazing along the northern boundary.

A unilateral agreement and requisite cheque has been submitted in respect of off site open space.

RELEVANT PLANNING HISTORY

01/2255	Change of use from residential home to bed and breakfast.	AC 28.1.02
04/0381	Change of use from residential home to house in multiple occupation (for single mothers and baby).	Refused. 19.5.04

With respect to 04/0381, permission was refused for the following two reasons:

Notwithstanding the previously approved planning use as a bed and breakfast unit of accommodation, the proposed change in the nature of occupation that could be expected to arise from use as a house in multiple occupation, with its scope of longer term periods of occupation would be likely to necessitate a greater need for and provision of private amenity space than could be facilitated within the curtilage of No 1 South Mill Road, contrary to the requirements of Policy G2 of the Adopted Salisbury District Local Plan 2003.

The proposed level of use together with the lack of a dedicated water supply will result in a scale and form of use that will have a detrimental impact upon the residential amenity of the setting and particularly upon the amenity of the adjoining dwelling contrary to the requirements of Policy G2 of the Adopted Salisbury District Local Plan 2003.

04/ 1467	Alterations to include erection of two first floor balconies; conversion to five self-contained flats (three one-bed and two two-bed); and provision of five parking spaces to forecourt.	R. 6-9-04
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04/ 1467 was refused on the following grounds:

Notwithstanding the previously approved planning use as a bed and breakfast unit of accommodation, the proposed change in the nature of occupation would necessitate a degree of private amenity space that could not be facilitated within the curtilage of No 1 South Mill Road, contrary to the requirements of Policy G2 of the Adopted Salisbury District Local Plan, 2003.

The development would result in an overdevelopment of the site. It would result in loss of amenity to adjoining occupiers by reason of overlooking and the use of the forecourt for intensive parking would result in a harsh street scene which would not facilitate soft landscaping or refuse facilities, contrary to policy G2 of the Adopted Salisbury District Plan 2003.

CONSULTATIONS:

Advert:	no
Site notice:	expiry: 11.11.04
Neighbour notification:	expiry: 4.11.04
Neighbour responses:	one letter has been received in support of the application and two letters including a petition of three signatures, objecting / commenting on the following summarised grounds: -
overdevelopment of the site.	
insufficient parking in the road.	

proposed landscaping would enhance the overall appearance of the area but would restrict parking.
hazards due to absence of footway in places and narrowing of road.
balcony would still overlook rear gardens – it should be constructed at least 1m back from the rear elevation.

Amesbury Town Council: No Objection.

Councillor Westmoreland: Would like application brought to Committee. 16-11-04

Wessex Water: No objection.

MAIN ISSUES

POLICY CONTEXT

G1 Sustainability; G2 general criteria for development; G9 / R2 requires a contribution towards off site open space; D3 extensions and alterations to property; and H1 general housing policy.

MAIN PLANNING CONSIDERATIONS

The main planning considerations are the acceptability of the proposal given: -

The policies of the Adopted Local Plan;

The character of the locality and the amenity of the street scene;

Provision of off site open space / PolicyR2; and

Highway considerations.

Principle of development

Given the residential character of the locality and the elderly persons home to the north, the proposed change in the use of the premises for an alternative residential use would accord with the policies of the Local Plan. The principle of the use would maintain the residential character of the locality.

Character of the locality and amenity of future occupiers

Whilst the conversion of the premises into apartments would be acceptable, as it would maintain the residential use of the site and the character of the locality, the plot was originally designed for a small single dwelling, comparable to the adjoining properties. It therefore has a very limited rear garden, which is further confined by its triangular formation. Whilst this is of concern, it is considered, on balance, that the revised scheme would be acceptable. A first floor balcony would provide further amenity space and would be private for flat 'D'.

The proposal is an improvement to the former application in that it proposes one less dwelling and landscaped forecourt parking. The rear balcony has also been deleted.

The applicant has entered into a unilateral agreement with regard to off site open space.

Highways

The provision of one parking space per unit would meet the requirements of the local plan. The locality is not heavily parked and there are no parking restrictions. There are no highway objections to the proposal.

CONCLUSION

On balance, the proposal would generally accord with the policies of the Local Plan and would be in-keeping with the character of the locality. Whilst the site would provide limited amenity

space for four family unit, on balance, given the additional flank balcony, this would be acceptable.

RECOMMENDATION: APPROVE

REASONS FOR APPROVAL:

On balance, the proposal would generally accord with the policies of the Local Plan and would be in-keeping with the character of the locality. Whilst the site would provide limited amenity space for four family unit, on balance, given the additional flank balcony, this would be acceptable.

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 first floor balcony shall be obscure glazed and shall remain in this form for so long as the development exists.

Reason: To protect the privacy of adjoining occupiers.

INFORMATIVES:

This decision has been made in accordance with the following policies of the adopted Salisbury District Local Plan 2003: G1 Sustainability; G2 general criteria for development; G9 / R2 requires a contribution towards off site open space; D3 extensions and alterations to property; and H1 general housing policy.

NOTES: