

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
SOUTHERN AREA 10/02/2009

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/2008/1942	ALDERBURY
SV 3:15pm	Mrs B Jones	APPROVED WITH CONDITIONS
	THE HEATHER SOUTHAMPTON ROAD ALDERBURY SALISBURY SP5 3AF DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 3 NO DWELLINGS	CLLR BRITTON CLLR CLEWER CLLR RANDALL
2	S/2008/1949	WINTERSLOW
SV 2:00pm	Mr M Legge	APPROVED WITH CONDITIONS
	DANEBURY VIEW ANDOVER ROAD LOPCOMBE SALISBURY RAISING OF ROOF TO INCREASE FIRST FLOOR FLOORSPACE	CLLR DEVINE CLLR MOSS

Part 1
Applications recommended for Refusal

No Refusals

Part 2

Applications recommended for Approval

1

Application Number:	S/2008/1942		
Applicant/ Agent:	MR HARVEY EURIDGE		
Location:	THE HEATHER SOUTHAMPTON ROAD ALDERBURY SALISBURY SP5 3AF		
Proposal:	DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 3 NO DWELLINGS		
Parish/ Ward	ALDERBURY		
Conservation Area:		LB Grade:	
Date Valid:	17 November 2008	Expiry Date	12 January 2009
Case Officer:	Mrs B Jones	Contact Number:	01722 434687

REASON FOR REPORT TO MEMBERS

Councillor Britton has requested that this item be determined by Committee due to the interest shown in the application and the controversial nature of the application.

SITE AND ITS SURROUNDINGS

The site comprises an existing bungalow set in spacious grounds on Southampton Road, in Alderbury. The site lies within the Alderbury Housing Policy Boundary and Special Landscape Area, in an Area of Special Archaeological Significance. The gardens are landscaped with mature trees and hedges, some of which are the subject of a Tree Preservation Order (407). To the north, south and west of the property are three bungalows, called Arundell, Forest View and Out of the Way. The site is accessed from Southampton Road via a sloping gravel drive in the north east corner (which leads past the garages to the front of the bungalow). To the south is a track which separates the site from Forest View, and also provides access to Out of the Way. The track is outside the application site.

THE PROPOSAL

The applicant intends to demolish The Heather, and provide three new dwellings. The three dwellings would be arranged next to each other and parallel to Southampton Road. Each dwelling (whilst being predominantly one and a half storeys) has a two storey projecting gable to the front elevation. Materials include a mix of plain tile hanging or render above facing brickwork, white upvc double glazing, reconstituted stone cills and heads to windows, and concrete roof tiles. Plots 1-3 would have integral garages plus one parking space each, accessed from the north east access. A communal refuse point would be provided on the site of the existing garage.

PLANNING HISTORY

S/99/0526 Single storey rear extension AC 25/5/99

S/08/1357 Demolition of existing bungalow and erection of 4 NO 4 Bed Houses. Refused

This application was refused for the following reasons:

- "1. The proposal would represent a cramped form of overdevelopment and the resultant plot sizes would be unsympathetic to and out of keeping with the spacious character and scale of the area. The proposal would also constitute an unsatisfactory sub-division of an existing site, which by reason of the proposed layout, in conjunction with the backland arrangement for Plot 4 and the resultant relationship of the proposed dwellings to existing dwellings (in particular for Plots 3 and 4) is likely to give rise to disturbance and a perceived loss of privacy which would be detrimental to the amenities currently enjoyed by the occupants of the neighbouring dwellings. The proposal is therefore contrary to Policies G2, D2 and H16 of the adopted Salisbury District Local Plan June 2003, which seek to ensure that development is acceptable in the context of the character and appearance of the area, and also the guidance in PPS1 and PPS3.

2. Trees and hedges to the front of the site and an existing Copper Beech tree (T26) are subject to TPO 407. The applicant has not successfully demonstrated to the satisfaction of the Local Planning Authority that these protected trees and hedges could be retained and protected as part of the development, contrary to Policy G2 and C6 of the adopted Salisbury District Local Plan”.

It should be noted that this application related to a larger site area than the current application and incorporated the land that is edged in blue within the current application.

CONSULTATIONS

Arboricultural Officer	- Objection, subject to receipt of amended plans (see below)
Highways	- No objection (see below) subject to conditions.
Wessex Water	- Points of connection to be agreed
Environmental Health Officer	- No objection subject to conditions (see below)

REPRESENTATIONS

Advertisement	No
Site Notice displayed	Yes - Expiry 18/12/08
Departure	No
Neighbour notification	Yes - Expiry 10/12/08
Third Party responses	Yes

6 letters of objection on the following grounds:

- resubmission does not overcome previous objections
- contrary to character of the area which is predominantly characterised by bungalows,
- heights, scale and massing of houses are out of proportion with bungalows,
- overlooking and loss of privacy,
- overdevelopment
- plans unclear,
- Alderbury Parish Plan seeks modest growth and affordable homes,
- pollution,
- adverse impact on woodland setting, loss of trees and hedges and loss of rural appearance
- needs a variety of styles,
- overbearing impact on low rise secluded homes,
- increased traffic and congestion on Southampton Road, not enough parking,
- no affordable homes,
- precedent for similar development

Parish Council: Object:

“The Parish Council objected to this application on the grounds of the overall scale of the development. The Parish Council felt that the houses proposed would not be in keeping with the area as they would be in a row of bungalows. They all agreed that the development of three houses was still too much for the overall plot.”

POLICY CONTEXT

Adopted SDLP G2, H16, D2, R2, TR11, C6.
PPS1 and PPS3

MAIN ISSUES

1. Scale, design and impact on character of the area
2. Impact on neighbours
3. Highway Safety
4. Trees
5. Environmental Health
6. Public Open Space

1. Scale, design, impact on character of the area and impact on neighbouring amenity.

The principle of new residential development is acceptable under Policy H16, as the site lies within the housing policy boundary. The site does not fall within the criteria for affordable housing provision. However, under Policy H16, the development should not constitute tandem, or inappropriate backland development, result in the loss of an open area that positively contributes towards the character of the settlement, or conflict with the design policies of the Local Plan.

PPS1 states that good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions should not be accepted. New guidance in PPS3 places emphasis on the need for development to be well integrated with and complementing neighbouring buildings and the local area more generally in terms of scale, density, layout and access. PPS3 also places emphasis on the need to provide or enable good access to private outdoor space such as residential gardens patios and balconies etc (Para 16). Para 17 goes on to say, "Particularly where family housing is proposed, it will be important to ensure that the needs of children are taken into account and that there is good provision of recreational areas including private gardens."

Policy D2 sets out the criteria for infill development. Proposals should respect or enhance the character of appearance of an area, in terms of:

the building line, scale of the area, massing of adjoining buildings and characteristic building plot widths.

the architectural characteristics, type, colour and materials of the buildings

the complexity and richness of materials, form and detailing of existing buildings where the character of the area is enhanced by such buildings.

Plot characteristics and building line

The siting of plots 1-3 would be closely related to the footprint of The Heather, in front of the existing building line created by Forest View and Arundell, but generally level with the line created by Crossways to the northwest and Mysia to the east. The location plan submitted by RS Architectural Ltd demonstrates that the plots to the south of Southampton Road in the vicinity of the site are characterised by their narrow frontage and depth of garden space, particularly to the rear of the dwellings. The Heather is sited in an unusually large plot for the south side of the road in comparison with neighbouring plots. Therefore, the proposed demolition of The Heather and the subdivision of the site to create three narrower plots is not considered to be contrary to the character of the area in terms of plot shape or building line. The proposed plots would be comparable in size and shape with existing plots in the immediate vicinity of the site on the south side of the road.

Scale and design

The proposed dwellings would be about 7.4m high, with some of the accommodation being provided in the roof. The proposed materials are facing brick with brick quoin detailing, reconstituted stone heads and cills, concrete roof tiles and plain tile hanging/render to the dormers. Porches, chimneys, and integral garages are proposed. There is no objection by officers to the overall design of the dwellings or their scale in relation to the plot sizes.

Several third parties have raised an objection on the grounds that the proposed dwellings would be houses with first floor accommodation and not single storey bungalows. However, the applicant has provided a cross section through the site and a streetscene (21A). This drawing demonstrates how the site levels could accommodate the proposed dwellings without significantly increasing the height of the ridges in relation to the adjoining buildings. The ridge of the dwelling on Plot 1 would be just over 1 metre higher than the ridge of Forest View, and Plot 3 would be just under 1 metre taller than the ridge of Arundell. Therefore, it is difficult to demonstrate in design terms that any harm would be caused to the streetscene as a result of the development. Furthermore, the protected trees and hedges to the front of the site would further soften the visual impact of the development behind it. Therefore, no objection is raised under Policy H16 or D2.

2. Impact on Neighbours

The siting of the proposed dwellings would create a close relationship between the rear elevations of the dwellings and the front elevation and garden of Forest View (which is at a lower level than the site) and Arundell, resulting in a degree of overlooking and perceived overlooking by existing occupiers. However, on balance, the degree of overlooking is not considered to be sufficient to warrant refusal, for the reasons given below.

Plot 1

The corner of the dwelling on Plot 1 would be sited over 14 metres to the north of the front elevation of Forest View, and separated by the existing hedgerow and the trackway. Two fir trees would be removed. There would be some oblique overlooking into the front garden area of Forest View from the first floor window of Bedroom 2. However, two single casement windows are proposed, and therefore, the degree of actual and perceived overlooking is considered to be acceptable, and unlikely to unduly disturb the occupiers of Forest View. Plot 1 would be at a higher level than Forest View, but the separation and

boundary vegetation are considered to provide sufficient levels of separation and privacy. Plots 2 and 3 would be further distanced from this property, and their impact is therefore considered to be acceptable.

There would be a minimum of 12m separating the rear elevation of Plot 1 from the boundary with Out of the Way, and about 27metres separating the two buildings. The proposal is therefore unlikely to unduly disturb the occupiers of Out of the Way in terms of loss of privacy or overlooking. Plots 2 and 3 would be further distanced from this property, and their impact is therefore considered to be acceptable.

The site section shows the relationship in more detail, and demonstrates that the dwelling for Plot 1 is unlikely to appear dominant or excessively bulky when viewed from Forest View.

Plot 2

The impact of Plot 2 on neighbouring amenities is considered to be acceptable, given that this dwelling most closely relates to the siting of The Heather.

Plot 3

The corner of the dwelling for Plot 3 would be just 7metres from the north east corner of Arundell. However, Arundell is at a higher level than Plot 3, and the existing dense boundary hedge would be retained. There would therefore be some degree of oblique overlooking between the downstairs window of Arundell and the first floor window of bedroom 2. However, officers consider that on balance, given the separation and oblique relationship between the windows, this relationship is acceptable.

Whilst it is acknowledged that the proposal will alter the existing relationship between Arundell and the application site, the site section shows the relationship in more detail and demonstrates that the appearance of the dwelling for Plot 3 is unlikely to appear dominant or excessively bulky when viewed from Arundell.

In conclusion, the proposal is considered, on balance, to comply with Policy G2 of the SDLP, and the guidance in PPS1 and PPS3.

3. Trees

The tree officer had concerns regarding a number of trees on the site. As a result TPO 407 has been enacted that includes an area of trees along the road frontage of The Heather, and a Beech tree in the rear garden of Arundell. The TPO will ensure that the protected trees are given necessary consideration during the planning process.

Amended plans are currently being sought to provide sufficient protection to the trees during and after development, and Members will be updated at Committee.

4. Environmental Health

The Environmental Health Officer has raised no objection to the development subject to the following condition being applied:

For safeguarding the local amenity hours of construction shall only be permitted from 08.00 to 18.00 on weekdays, 08.00 to 13.00 on Saturdays with no working on Sundays or Bank Holidays.

A further request for an acoustic glazing condition was made, but this is considered to be unnecessary in this location, and should be left to the discretion of the developer.

5. Highway Safety

The Highway Authority is aware of the concerns that have been raised over the parking provision for this development. However, it is considered that each dwelling has a garage and parking space and there is capacity on the shared driveway for visitors. Therefore, in the light of current government guidance (PPG13) for parking and sustainable development, Highways do not share these concerns. The Highway Authority has raised no objections to the scheme subject to the conditions below being applied to any permission granted.

6. Public Open Space

The applicant has signed and returned the Section 106 Agreement in respect of public open space provision, in accordance with Policy R2.

Recommendation:

Subject to the satisfactory resolution of outstanding tree protection issues before the committee meeting : APPROVE WITH CONDITIONS

Reasons for Approval

The proposed demolition of The Heather and replacement with three dwellings would be acceptable within the adopted policy context of the Salisbury District Local Plan, and would not be detrimental to the existing character of the area and would not unduly disturb neighbouring amenities. There would be no impact on highway safety and protected trees and hedges would be retained and protected as part of the development.

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) No development shall take place until a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D04A)

Reason: To ensure a harmonious form of development.

- (3) No demolition or construction works shall take place other than between the hours of 08.00am to 18.00pm on Mondays to Fridays, 08.00am to 13.00pm on Saturdays and at no time whatsoever on Sundays or Public Holidays.

Reasons: In the interests of neighbouring amenities.

- (4) Prior to the first occupation of any of the dwellings, hereby approved, the visibility splays shown on the submitted plan shall be provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall thereafter be maintained free of obstruction at all times.

Reason : In the interests of highway safety.

- (5) Prior to the first occupation of any of the dwellings, hereby approved, the access, parking and turning areas shall be properly consolidated and surfaced (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.

- (6) Prior to the first occupation of any of the dwellings, hereby approved, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason : In the interests of highway safety.

- (7) The area allocated for parking and turning on the submitted plan shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of amenity and road safety.

- (8) This development shall be in accordance with the amended drawing[s] ref: 08/470/23B, 22B and 10D, unless otherwise agreed in writing by the Local Planning Authority. (B01A)

Reason: For the avoidance of doubt.

- (9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Amendment No 2 Order 2008, (or any Order revoking and re-enacting that Order with or without modification), no further windows/dormer windows [other than those expressly authorised by this permission] shall be constructed in any of the elevations of the dwellings on Plots 1, 2 and 3. (V20A).

Reason: In the interests of neighbouring amenity.

- (10) Notwithstanding the provisions of Class[es] A, B and C of Part 1 to the Town and Country Planning (General Permitted Development) Amendment No 2 Order 2008, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwelling(s) nor any alterations to their roofs unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf. (V15A)

Reason: To enable the Local Planning Authority to retain control over the development in the interests of amenity.

- (11) No development shall take place until details of the treatment of all the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. Any tree screening, hedges, walls or fences thus approved shall be planted/erected prior to the occupation of the building[s]. (G20A)

Reason: In the interests of the amenity and the environment of the development.

- (12) Both in the first instance and upon all subsequent occasions, the first floor bathroom windows to the side elevations of the dwellings, hereby approved, shall be glazed with obscure glass in a form sufficient to prevent external views and shall either be a fixed light or hung in such a way as to prevent the effect of obscure glazing being negated by reason of opening.

Reason: In the interests of neighbouring amenity.

- (13) Further conditions relating to tree protection will be provided to Members at committee as late correspondence.

INFORMATIVE

And in accordance with the following 'saved' policies of the Adopted Salisbury District Local Plan (June 2003):

- G2 General Principles for Development
- D2 Design
- H16 Housing Policy Boundaries
- R2 Public Open Space
- C6 Special Landscape Area

And Government Guidance in PPS1 and PPS3

Application Number:	S/2008/1949		
Applicant/ Agent:	MR PETER TUCKER		
Location:	DANEURY VIEW ANDOVER ROAD LOPCOMBE SALISBURY SP5 1BU		
Proposal:	RAISING OF ROOF TO INCREASE FIRST FLOOR FLOORSPACE		
Parish/ Ward	WINTERSLOW		
Conservation Area:	LB Grade:		
Date Valid:	19 November 2008	Expiry Date	14 January 2009
Case Officer:	Mr M Legge	Contact Number:	01722 434398

REASON FOR REPORT TO MEMBERS

Councillor Moss has requested that this application be brought to Committee due to the interest shown in the application.

SITE AND ITS SURROUNDINGS

The site is occupied by a detached bungalow in a residential area that is predominantly characterised by other bungalows of varying designs. The site and property, which is one of a small cluster of bungalows, is located in a rural setting which is accessed off the A343. In relation to the other properties within the area, Danebury View is located in relatively close proximity to the neighbouring properties "Ashleigh" and "Shangrila". The site is accessed via an unmade road off the A343. The site is located within a Housing Restraint Area, an Area of Special Landscape and an Area of Archaeological Significance.

THE PROPOSAL

This application seeks planning permission to increase the height of side walls to eaves level by about 0.8 metres and to also increase the overall ridge height of the dwelling by about 1.0 metre in order to create additional accommodation within the roof space (3 bedrooms and a bathroom). The existing dwelling contains 2 bedrooms and a bathroom within the roof space. The proposal also includes the insertion of a total of 7 velux windows to the side elevations to serve the first floor accommodation.

PLANNING HISTORY

S/2008/0770 – Dormers to the Roof. REF

Reason for refusal: "The proposed dormer windows, by reason of their excessive size and incongruous appearance and the significant overlooking impact from their windows into neighbour properties, are considered a poorly designed form of roof extension that will have an unacceptable impact to the amenities of adjacent neighbours. As such the proposed dormer extensions are contrary to policies D3 and G2 of the Salisbury District Local Plan (2003)".

S/2008/1253 – Raise roof with shallower roof slope. REF

Reason for refusal: "The proposed development, will by reason of the development's overall detrimental visual impact and incongruous appearance, in conjunction with the significant overlooking from the roof light windows into neighbour properties, be considered a poorly designed form of extension that will have an unacceptable impact to the amenities of adjacent neighbours. As such the proposed dormer extensions are contrary to policies D3 and G2 of the Salisbury District Local Plan (2003)".

REPRESENTATIONS

Advertisement: No
 Site Notice displayed: No
 Departure: No
 Neighbour notification: Yes - Expired 11/12/2008
 Third Party responses Yes

3 letters of objection have been received to the proposed development that raise the following concerns/objections:

- Overwhelming, out of proportion and invading privacy;
- Citing overlooking and privacy issues; and
- Overwhelming, too dominant and invading privacy.

6 letters of support have been received to the proposed development that raise the following comments:

- Proposed changes are sympathetic.
- Proposed works would not detract from the adjoining properties.
- Previous overlooking problem has been addressed.
- Proposed changes would not alter character of area.

Parish Council Response: “Objections on the same terms as the two previous applications at this site, in fact this application makes matters somewhat worse rather than indicating any improvement. The council would like to comment that the plans provided are of poor quality and somewhat scant of information”.

MAIN ISSUES

1. Visual Impact and Design
2. Neighbour Amenities

POLICY CONTEXT

Within the Housing Restraint Areas (Policy H19) residential development, including the extension of existing dwellings will be acceptable only if there is no adverse impact to the character of the settlement or neighbourhood with a design in keeping with the locality. Design policy D3 requires that extensions are of a scale and design that blends in with the house and area, and also requires complimentary materials. Policy G2 ensures that developments do not significantly affect neighbour amenity. These are the principal policies to which this application will be judged against.

PLANNING CONSIDERATIONS

The proposal consists of an extension to the roof of the house by raising the height of the side walls of the dwelling by approximately 0.8 metres and the overall ridge height by about 1.0 metres to allow more head height in association with the formation of additional accommodation in the roof space. In accordance with the submitted plans, this would result in the ground to eaves height of the property being raised from 2.39m to 3.21m and the overall ridge height from about 5.23 to 6.23 metres.

The proposal also includes the insertion of 4 rooflights to the south elevation roofslope which faces the neighbour at Shangri La and 3 rooflights to the north roofslope facing the neighbour at Ashleigh.

1. Visual Impact and Design

This application property is accessed via an unmade road off the A343 which serves a small enclave of single storey bungalows that are all of a traditional single storey height to the eaves level but which fluctuate in terms of their overall ridge heights and are of varying designs. In this respect, the bungalows within this small enclave have varying roof forms with some having a fully hipped roof form (with and without dormer windows to the roof slopes), whilst other properties have pitched roof forms with the gabled ends to the front (facing the road) and rear elevations and others with the gables to the side elevations. These properties are also of varying ridge heights and roof pitches.

This is the third such application that has been submitted with the aim of increasing the first floor accommodation within Danebury View. The first of these applications (S/2008/0770) was for the insertion of continuous flat roof dormers along almost the full length of both side elevations of Danebury View. This application thus intended to maximise the possibilities of the first floor accommodation. However, in determining this application it was considered that the proposed dormer windows by reason of their excessive size would have the effect of creating a two storey box. It was also considered that the proposed dormers represented a poorly designed form of roof extension that would erode the character of the original bungalow and lead to the resultant dwelling having a top heavy appearance that would appear incongruous in relation to the surrounding properties. Furthermore, it was also assessed that the proposed dormer windows would give rise to significant overlooking into both of the neighbouring properties of Ashleigh and Shangrila.

With regards to the second application (S/2008/1253) the proposal sought permission to raise the height of the side walls of the bungalow by 0.8m and to reduce the gradient of the roof slope from 35° to 28° so that the ridge height remained unaltered from the existing height. It was intended that the amendments would provide reasonable mitigation against the reasons for the refusal of the previous application (S/2008/0770) that involved the erection of the dormer windows. In determining this application, however, it was nevertheless considered that the combination of raising the height of the wall plate of the side elevations and creating a shallower roof pitch than existed would constitute a poor form of design and result in a dwelling that would appear incongruous amongst the standard bungalows in this vicinity to the detriment of the visual amenities of the street scene. In addition, it was also considered that the insertion of velux windows with a bottom sill height of 1.5m above the internal floor level would allow for overlooking into neighbouring properties. Consequently, as mentioned above, this application was refused for these reasons.

Turning then to the current application, a key issue for consideration is whether this proposal has successfully overcome the reasons for refusal expressed in the determination of the previous applications. This application proposes to still increase the height of the side elevation to eaves level by approximately 0.8 metres but in contrast to the previous application (S/2008/1253) now proposes to also increase the overall ridge height of the dwelling by 1.0 metres. As a result, it is now considered that the end gables and the ratio of the roof mass to the wall plate height (i.e. the relationship between the height of the eaves and the ridge) are much better proportioned and represent an improved design in comparison to the previous scheme.

Whilst it is acknowledged that the resultant dwelling will have a higher eaves level than the surrounding properties which may appear slightly out of keeping, it is not considered that this, by itself, will cause sufficient material harm to the visual amenities of the street scene and surrounding area as to warrant refusal. In addition, it is also recognised that the resultant ridge height of the dwelling will also be one of the highest amongst this small group of bungalows. However, having said that, the applicant has submitted a street scene elevation in support of the application that indicates that it will be only slightly higher than that of the neighbouring property at "Ashleigh". Furthermore, the nearby dwelling, "Hideaway", is also of a similar or greater ridge height and given the variety of designs of bungalows in the immediate vicinity it is not considered that this would justify refusal.

2. Neighbour Amenity

Both of the previous applications were refused amongst other issues on the grounds of the loss of privacy to the immediate neighbours resulting from both real and perceived overlooking from the first floor windows due to the height of the bottom sill in relation to the internal floor levels. This application has therefore sought to address this concern by raising the height of the bottom sill of the roof lights to a height of 2.0m above the internal floor levels as shown on submitted cross section drawing. As a result, it is now considered that views into the windows in the side elevations of either of the neighbouring properties or their gardens would not be physically possible and that the rooflights would only allow views towards the skyline. In terms of perceived overlooking, whilst it is acknowledged that the number of velux windows remains unaltered from the previous scheme they are now set at a higher level and this reduces the perception of overlooking. As such, it is considered that the current proposal has provided a positive response to the previous concerns of overlooking and has been purposely designed to provide adequate mitigation against overlooking of the neighbouring properties to either side.

With regards to other issues, it is not considered that the increase in the eaves and ridge height of Danebury View will result in a material loss of light to the primary habitable rooms of Shangrila as the location and orientation of Danebury View is such that the normal sunrise and sunset patterns will have limited affect on the quality or amount of sunshine entering the habitable rooms on the north west elevation of Shangrila. Furthermore, whilst it is considered that the increased ridge height may result in some loss of direct sunlight to "Ashleigh" during the morning, it is nevertheless considered that given the separation distances between Danebury View and the neighbouring properties that both of these properties will still benefit from adequate levels of ambient daylight and the proposal will not give rise to any harmful overshadowing.

**RECOMMENDATION
APPROVED WITH CONDITIONS**

REASONS FOR APPROVAL:

On balance, it is considered that this application has successfully overcome the reasons for refusal outlined in the previous applications. With regards to the proposed design, it is considered that the resultant dwelling will be better proportioned and of an improved design in comparison to the previously refused scheme. Whilst it is acknowledged that the resultant dwelling will have a higher eaves level than the surrounding properties and its ridge height will be one of the highest amongst this small group of bungalows, given the context of the surrounding properties that display varying designs, particularly in terms of their roof forms, pitches and ridge heights, it is not considered that the proposal would materially harm the visual amenities of the street scene and surrounding area.

With regards to residential amenity, it is considered that the proposal has addressed the previous concerns relating to a loss of privacy by raising the bottom sill height of the roof lights so that no overlooking of the neighbouring properties or their gardens can occur. Furthermore, despite the increase in the eaves and ridge height of the dwelling it is not considered that the proposal will result in a material loss of light or harmful overshadowing and that the neighbouring properties to either side will still benefit from adequate levels of ambient daylight.

As such, it is considered that the proposed development will comply with 'saved' policies G2, D3 and H19 of the Adopted Salisbury District Local Plan (June 2003).

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) 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. (D01A)

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

- (3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactments thereof, no further windows/dormer windows (other than those expressly authorised by this permission) shall be inserted at first floor level in the side elevations of the extension hereby approved.

Reason: In the interest of the amenities of neighbouring dwellings.

- (4) Notwithstanding the provisions of Class B of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no enlargement of the dwelling by the addition or alteration to its roof, unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf. (V15A)

Reason: To enable the Local Planning Authority to exercise control over any future development in the interests of the privacy and amenity of the neighbouring properties.

INFORMATIVE:

This decision has been taken in accordance with the following 'saved' policies of the Adopted Salisbury District Local Plan (June 2003):

- G2 - General Criteria for Development
- D3 - Extensions - Design
- H19 - Housing Restraint Area

Part 3
Applications recommended for the Observations of the
Area Committee

No Observations