

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
WESTERN AREA – 13/09/07

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	Parish/Ward Officer Recommendation Ward Councillors
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1	S/2007/1583	HINDON
Pages 4 -6	Charlie Bruce-White	APPROVED
SV 4pm	A E CHUBB LTD SPRINGFIELD CHALKE LANE HINDON SALISBURY SIDE & REAR EXTENSIONS TO REPLACE EXISTING GARAGE, CONSERVATORY & UTILITY. RAISE RIDGE LINE & REAR ROOF SLOPES TO PROVIDE ADDITIONAL BEDROOMS.	KNOYLE WARD Councillor Fowler
AGENDA ITEM 10	TPO 393 – Cross Cottage, Duck Lane, Barford St Martin	

Part 1
Applications recommended for Refusal

No Refusals

Part 2

Applications recommended for Approval

1

Application Number:	S/2007/1583		
Applicant/ Agent:	A E CHUBB LTD		
Location:	SPRINGFIELD CHALKE LANE HINDON SALISBURY SP3 6EG		
Proposal:	SIDE & REAR EXTENSIONS TO REPLACE EXISTING GARAGE, CONSERVATORY & UTILITY. RAISE RIDGE LINE & REAR ROOF SLOPES TO PROVIDE ADDITIONAL BEDROOMS		
Parish/ Ward	HINDON		
Conservation Area:	HINDON	LB Grade:	
Date Valid:	6 August 2007	Expiry Date	1 October 2007
Case Officer:	Charlie Bruce-White	Contact Number:	01722 434682

REASON FOR REPORT TO COMMITTEE

Cllr Fowler has requested that the application be determined by Committee, due to concerns expressed by the Parish Council over the scale of the proposed extensions.

SITE AND ITS SURROUNDINGS

The site relates to a bungalow known as Springfield, situated on Chalke Lane, Hindon. Although the bungalow itself is situated outside the Conservation Area, part of the northern end of the site is, and distant views of the bungalow's rear elevation are possible from the High Street. The site is also within the AONB.

THE PROPOSAL

It is proposed to erect side, rear and front extensions, and to raise the ridge of the existing dwelling.

PLANNING HISTORY

84/0486	Erection of dwelling house and garage and construction of vehicular and pedestrian access	R	23.05.84
96/4670	Erection of chalet bungalow and double garage with means of access	AC	07.10.96
99/1031	Chalet bungalow and attached garage		
99/1148	Outline Application-Erection of chalet bungalow	AC	24.02.00
00/320	Reserved Matters-Chalet bungalow and detached garage.	R	20.4.00
01/1254	Proposed 4 bedroom chalet style dwelling and detached garage together with construction of new access.	R	9.10.01
01/2052	Proposed 4 bedroom chalet style dwelling and detached garage together with construction of		

Western Area Committee 13/09/2007

03/1533	new access. Height reduction of beech tree by 25% and to shorten branches but 25-30% at The New House, Stops Hill.	AC	15.01.02
		NOBJ	18.08.03
03/1770	1 ½ storey extension to side with accommodation in roof space. Dormer window to front. Detached garage and rear balcony. New vehicular access.	AC	20.10.03

REPRESENTATIONS

Advertisement	Yes	Expiry....	.06/09/07
Site Notice displayed	Yes	Expiry.....	06/09/07
Departure	No		
Neighbour notification	Yes	Expiry.....	29/08/07

Third Party responses None received at the time of writing this report. Members to be updated of any representations should they subsequently be received.

Parish Council response Object. Reasons include:

Increased height and width of bungalow would have an adverse impact within the street scene. The new rear gable would appear too dominant when viewed from the High Street. State that planning decisions should be consistent, and note planning history of adjacent site relating to a new dwelling.

CONSULTATIONS

Conservation Officer No comments received at time of writing this report. Members to be updated at committee meeting.

MAIN ISSUES

1. The acceptability of the proposal given the policies of the Local Plan;
2. Character of the locality and amenity of the street scene;
3. Amenities of the occupiers of adjoining and near by property;

POLICY CONTEXT

Local Plan policies G2, D3, C5, CN8, CN11

PLANNING CONSIDERATIONS

Impact upon visual amenity

The existing dwellings on Chalke Lane are generally of a varied character, comprising single storey bungalows, chalet bungalow as well as two storey dwellings. It is noted that the ground slopes away from Chalke Lane to the north, so that the existing bungalow is situated at a notably lower level.

The plans indicate that the ridge height of the existing dwelling would be raised by approximately 650mm, although it is the side extensions which would have the greatest effect on the bungalow's overall bulk, by giving it a broader appearance. Whilst it is noted that the resulting dwelling would have a higher ridge line than the two dwellings to either side, it is not considered that this would have a detrimental impact upon the appearance of the street scene, since the dwellings are not viewed as a collective group of similar styled dwellings, and the existing street scene's character is very much varied in terms of the scale and design of its buildings. Furthermore, being situated on the lower, northern side of Chalke Lane, it is not considered that the resulting dwelling would appear unduly dominant within the street scene.

Regarding views of the dwelling from the Conservation Area, specifically near the play ground on the High Street, it is noted that distant views are possible. The extensions would make the dwelling larger, and therefore undoubtedly more prominent. However, that is not to say that this increased scale would have an adverse impact if the design is acceptable. Attention is very much drawn to the existing bungalow by a conservatory and a flat roof dormer, which detract from the design of a gable end on the rear of the bungalow. Within the proposed scheme, the appearance of the rear elevation of the dwelling would be improved by the removal of these features, and the introduction of a new gable which, although larger, is of a more appropriate design. Consequently, it is considered that views from the Conservation Area would not be harmed.

The proposals also involve a change from brick to render, with brick quoins being incorporated. Since there is already a variety of materials evident on Chalke Lane, including brick, stone and render, it is not considered that this proposed alteration would be out of keeping with the area.

The Parish Council have noted the history of the new dwelling to the side of the application site, where there were issues regarding the acceptability of its scale, and state that planning decisions should be consistent. It is a common principle that each application is judged on its own merits and, whilst the character and scale of existing buildings in the locality have been taken into account, as is required by planning policies, limited weight should be given to how this previous, or any other, applications were decided, from a town and country planning stand point.

Neighbouring amenity

It is not considered that the proposed extensions would result in any significant overbearing or overshadowing impact upon neighbours. There would potentially be some increased overlooking from the first floor window of the gabled rear extension, although for the neighbouring dwelling to the side, any loss of privacy would be restricted to an oblique angle to the far end of the garden, and dwellings to south would not be significantly overlooked due to the distances involved.

REASONS FOR APPROVAL:

The extensions would be acceptable in principle, and would not have a significant impact in design or amenity terms, and would not have an unacceptable impact upon views from the Conservation Area.

And subject to the following conditions:

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

The materials to be used in the construction of the external surfaces of the extension(s) hereby permitted shall be as specified within the submitted plans and drawings, unless otherwise agreed in writing by the Local Planning Authority .

The reason for the above conditions are listed below:

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.

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

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

Policy G2	General Development Guidance
Policy D3	Design of extensions and outbuildings
Policy C5	AONB
Policy CN8	Conservation Areas
Policy CN11	Conservation Areas