

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 under mentioned 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

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|--------------|---|---|
| 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 10TH JANUARY 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

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|----------------------|-----------------------|--|
| Item Page | Application No | Parish/Ward Officer Recommendation Ward Councillors |
|----------------------|-----------------------|--|

| | | |
|----------------|--|--|
| | S/2007/2065 | WILTON |
| Pages 3-7 | Mr A Madge | APPROVE SUBJECT TO S106 |
| SV 15:00hrs | <p>ARCHSTONE LIFESTYLE HOMES LIMITED LAND TO THE REAR OF 35 WEST STREET WILTON SALISBURY WILTS SP2 0DL</p> <p>ALTERATIONS TO ROOF OF THE APARTMENT BLOCK TO FORM ADDITIONAL UNIT OF ACCOMODATION INCLUDING DORMER WINDOW</p> | <p>WILTON WARD Councillor Edge Councillor Holt</p> |

Part 2

Applications recommended for Approval

1

| | | | |
|---------------------|---|-----------------|------------------|
| Application Number: | S/2007/2065 | | |
| Applicant/ Agent: | KEN PARKE PLANNING CONSULTANTS | | |
| Location: | LAND TO THE REAR OF 35 WEST STREET WILTON SALISBURY SP2 0DL | | |
| Proposal: | ALTERATIONS TO ROOF OF THE APARTMENT BLOCK TO FORM ADDITIONAL UNIT OF ACCOMMODATION INCLUDING DORMER WINDOW | | |
| Parish/ Ward | WILTON | | |
| Conservation Area: | WILTON | LB Grade: | |
| Date Valid: | 17 October 2007 | Expiry Date | 12 December 2007 |
| Case Officer: | Mr A Madge | Contact Number: | 01722 434541 |

S/2007/2065

COMMITTEE REPORT

REASON FOR REPORT TO MEMBERS

Councillor Edge has requested that this item be determined by Committee due to: the interest shown in the application

SITE AND ITS SURROUNDINGS

The site was the rear yard area to various properties which front West Street in Wilton. The area is a town centre location of some significant historical importance which contains buildings of varying ages many of which are listed. The area is a conservation area. To the south of the site lies the very significant St Mary's and St Nicholas's Church which is built in the Italianate style and dominates the surrounding area. This is grade 1 listed. To the west of the site the area consists of some sporadic modern detached dwellings, whilst to the North lies the historic St Johns Priory which has later additions closer to the site. The majority of the site was until recently being used as a reclamation yard for salvage materials.

THE PROPOSAL

The proposal is to add an additional dwelling in the roof of a previously approved development of 16 dwellings. The proposal is to add six additional dormer windows in order to create an additional two bed dwelling in the roof space, of this building. Apart from the new dormers there will be no other change to the height or appearance of the previously approved building.

PLANNING HISTORY

| | | |
|-------------|--|-----------------------------------|
| S/2006/600 | Erect 16 residential retirement units along with associated car parking and landscaping. | Refused 19/6/06 Appeal Allowed |
| S/2006/1255 | Demolish Transport shed | Approved 14/08/06 |
| S/2006/1369 | Erect 16 residential units | Approved 01/11/06 |

| | | |
|-------------|--|--------------------|
| S/2006/2373 | Erect 8 cottages with associated car parking | Approved 9/2/2007 |
| S/2007/1198 | Erect 8 cottages with associated car parking | Approved 27/9/2007 |

CONSULTATIONS

| | |
|--|---|
| WCC Highways - Housing & Health Officer | No objections No objection in principal however the plans show only a living room and kitchen. I assume that the dwelling unit has a bedroom and bathroom elsewhere. |
| Wessex Water Authority- | It is advised that your council should be satisfied with any arrangement for the satisfactory disposal of surface water |
| Environment Agency - English Heritage – | No objection The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. |
| Conservation – | The scheme was originally conceived without dormers, and therefore, they appear to be bolted on to the design this is not an ideal situation. However, because they are relatively few in number, and do not dominate any one roof slope, I do not wish to object on this occasion. I would suggest that large scale details should be agreed up front. |

REPRESENTATIONS

| | | |
|------------------------|-----|-------------------------|
| Advertisement | Yes | Expired 15/11/2007 |
| Site Notice displayed | Yes | Expired 15/11/2007 |
| Departure | No | |
| Neighbour notification | Yes | Expired 7/11/2007 |
| Third Party responses | Yes | 2 letters of objection. |

Considers there will be overlooking from the new windows to the drive
 Considers that the planning permission given in 2006 will be contravened by the addition of dormer windows.
 The dormer windows will alter the overall look of the development.
 Additional second floor windows and balcony will overlook their property.
 Total number of windows overlooking neighbouring property will be 13 directly overlooking the house.
 Seventeen first and second floor windows will overlook drive infringing on privacy.
 Consider the additional flat will create additional traffic.
 Consider there will be a significant increase in the number of vehicles parking in the private driveway of neighbours.
 The garages built appear to be different to the plans.
 Concern expressed that they were not notified of the application.
 Concern is also expressed as to the amount of traffic that this will produce particularly down the narrow private lane. Chaos will ensue with cars not having enough room to pass as well as illicit parking. Considers the site has been overdeveloped without any consideration for the neighbours and St Johns Hospital.

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| Parish Council response | Yes - Object – In addition to the reasons given for objection to earlier applications these alterations would result in the overlooking of other properties in the new development, the proposed roof is not in keeping with the other properties, no additional car parking spaces are envisaged and the additional |
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unit of accommodation would result in an overdevelopment of the site.

MAIN ISSUES

Principle

Highways and traffic

Overlooking

Effect on conservation area/listed buildings

POLICY CONTEXT

G1 general policies, G2 General policies, G9 appropriate contributions, D2 Infill development, D3 Extensions, H1 Housing, H16 Housing Policy Boundaries, H24 Housing for the elderly, CN3 development affecting a listed building, CN8 Development in a conservation area, CN11 Views into and out of conservation areas, Tr11 Car parking guidelines, TR14 Secure cycle parking facilities, R3 recreation facilities for the elderly,

The councils adopted SPG Creating Places, Design guide.

PLANNING CONSIDERATIONS

1 Principle

Planning Policy Statement three encourages the re use of brown field land such as this and encourages density standards at a minimum of 30 dwellings per hectare. This development at 17 dwellings on 0.3 hectares of land represents 56.6 dwellings per hectare. There are no maximum density standards set for new housing and as such and in the context of the town in which it is being developed it is not considered that this density is unreasonable.

Policy H16 of the adopted local plan states that "small scale development and redevelopment will be permitted within the housing policy boundaries subject to the following –

- (i) the proposal will not constitute tandem or inappropriate backland development;
- (ii) the proposal will not result in the loss of an open area which makes a positive contribution towards the character of the settlement; and
- (iii) in Wilton, the proposal will not exacerbate current problems associated with sewage disposal.
- (iv) the proposal will not conflict with the design policies of the plan."

It is not considered that the proposal will conflict with any of the above criteria and as such the principle of the development is considered acceptable.

2 Highways and traffic

Policy TR11 of the adopted local plan sets out the councils policies in respect to how many parking spaces it will require for new development on sheltered housing. The standards state that a maximum of one parking space per dwelling and one for every five dwellings should be provided at a maximum. This would mean that the maximum number of parking spaces that should be provided are 20. There is however no minimum.

The plan shows seventeen parking spaces being provided for residents with an additional parking space for the manager and two parking spaces for visitors. This is below the maximum allowed parking space ratio and as such is considered acceptable for a development of this size. Given the developments town centre location and the likelihood that at least some of the residents may not drive, because this is a development for the elderly. It is considered that the parking provision is sufficient to meet the needs of the development.

3 Overlooking/effect on neighbouring amenity

Concerns have been expressed that the proposed development will overlook a neighbouring driveway. Whilst this is correct this is not a reason to refuse planning permission for a development. Any proposed windows are located at least 50M from the nearest windows of

adjacent neighbours and this is considered sufficient to prevent any direct overlooking of neighbouring properties.

4 Effect on the conservation area/Listed building.

English Heritage have raised no objections to this application. The council's conservation department has raised no objections to this application. The application does not propose any change to the height or bulk of the proposed building but to merely insert dormers in the roof structure of that which has already been approved. The application proposes six new dormer windows in all four elevations of the roof. The dormers are of varying size although given the large scale of the roof to which they are to be attached it is not considered that they are unduly dominant features and are consistent with the overall design aims.

It is therefore considered that the proposal complies with the conservation policies CN3, CN8 and CN11 of the adopted local plan.

5 Other issues

Neighbours have made various comments about the planning application that has already been approved. This application is for one flat only in the roofspace of the already approved development. It is not for the council to revisit the old planning application, which does not form part of this application.

All neighbours have been notified of the proposal and given the appropriate length of time to respond.

The planning application approved in 2006 stated that no further development should take place without a further planning application. This condition does not preclude any further development of the site.

CONCLUSION

This application is to provide for one additional unit over and above that which already has planning permission. There will be no change to the height or bulk of the existing building and it is considered that the style and size of dormers proposed would be appropriate to the overall building design and would preserve the character and appearance of the existing conservation area with no undue effect on the surrounding listed buildings.

There will be an increase in traffic from this site with the addition of an extra unit but it is not considered that this increase will be so significant as to warrant refusal of the application as the application meets the councils policies regarding car parking as contained in policy TR11 of the adopted local plan and any additional traffic from this two bedroom flat over and above that already approved is likely to be minimal.

RECOMMENDATION: APPROVE (subject to conditions)

Following completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) a monetary contribution in relation to policy R3 of the adopted local plan within two months, then this authority is minded to grant planning permission to the above application for the following reasons:

The proposal is considered an efficient use of an already approved roof space which will not detract from the character or appearance of the conservation area and will not have any substantive adverse effects on the amenity of neighbouring occupiers and it is considered that the proposal complies with policies G2, D3, H24 and CN8 of the adopted local plan.

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

Policy G1 general policies, G2 General policies, G9 appropriate contributions, D2 Infill development, D3 Extensions, H1 Housing, H16 Housing Policy Boundaries, H24 Housing for the elderly, CN3 development affecting a listed building, CN8 Development in a conservation area, CN11 Views into and out of conservation areas, Tr11 Car parking guidelines, TR14 Secure cycle parking facilities, R3 recreation facilities for the elderly,

APPROVE SUBJECT TO S106

Conditions and Reasons:

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.

2. **Each unit of the development hereby permitted shall only be occupied by persons of the age of 55 years or older and no other persons.**

Reason - The development has insufficient parking spaces to provide for an age unrestricted scheme where a greater number of vehicles and vehicle ownership is likely to exist.

3. **No development shall take place until drawings at a scale no less than 1:10 of the following details of the dwellings hereby permitted have been submitted to and approved in writing by the local planning authority: eaves, gables, window sections to dormers. Development shall be carried out in accordance with the approved details.**

Reason - The site is located in an historically sensitive area where it is important to ensure that the details of any dormers reflect this sensitive location in their quality and appearance.

4. **The materials to be used in the construction of the external surfaces of the dormers hereby permitted shall match those used in the existing building unless otherwise agreed in writing with the local planning authority. (D01A)**

Reason - In order to ensure a continuity of appearance in the new dormers.

5. **No construction work including internal fitting out of the buildings shall take place on Sundays or public holidays or outside the hours of 7:30 to 20:00 on Wednesdays and 8:00 and 13:00 on Saturdays.**

Reason - In the interests of the amenity of neighbours.