

Development Services
Salisbury District Council
61 Wyndham Road
Salisbury, Wiltshire SP1 1AH

direct line: 01722 434541

fax: 01722 434520

email: developmentcontrol@salisbury.gov.uk

web: www.salisbury.gov.uk

LATE REPORT

Report Subject: Planning application S/08/2019, The application proposes the erection of a lean-to front porch at Number 15 Dennis Lane, Ludwell.

Report to: WESTERN AREA COMMITTEE

Date: 22 January 2009

Authors: Andrew Bidwell, Principal Planning Officer (Western Area)

REASON FOR REPORT TO MEMBERS

Planning application S/08/2019 relates to improvements to a property owned by Salisbury District Council

SITE AND ITS SURROUNDINGS

Number 15 Dennis Lane, Ludwell is a semi detached dwellinghouse situated in a small cul-de-sac development of similar dwellings within the settlement of Ludwell. The site is within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

THE PROPOSAL

The application proposes the erection of a lean-to front porch.

PLANNING HISTORY

S/97/0838 Extension for disabled tenant with internal alterations

AC 17.07.97

CONSULTATIONS

Building Control – The porch is exempt from Building Regulations

REPRESENTATIONS

Advertisement No
Site Notice displayed No
Departure No
Neighbour notification Yes
Third Party responses None received
Parish Council response Support the application



MAIN ISSUES

Impact on AONB
Impact on neighbour amenity
Scale, design & materials

POLICY CONTEXT

Policies G2 (General Criteria for Development), D3 (Design) & C5 (Landscape Conservation)

PLANNING CONSIDERATIONS

The application proposes the erection of a lean-to porch to the front of the property to improve disabled access.

The proposal involves the infilling of the existing front door (to become a small ground floor window) and the construction of a lean-to porch over the ground floor window to the right of the former front door, with the window being converted into a door.

The proposal is considered compatible in terms of the scale, design and character of the existing property and proposes the use of complementary materials. The development would integrate satisfactorily in relation to other properties and the overall landscape framework.

Subject to the use of obscure glazing in the windows of the south east (side) elevation, the proposed development would not unduly disturb, interfere, conflict with or overlook adjoining dwellings or uses to the detriment of existing occupiers.

RECOMMENDATION

Approve, for the following reason:

REASON FOR APPROVAL

The proposed development accords with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), D3 (Design) & C5 (Landscape Conservation) of the saved policies of the adopted Salisbury District Local Plan insofar as the proposed development is considered compatible in terms of the scale, design, materials and character of the existing dwelling, and would not adversely affect the amenity of neighbours or the natural beauty of the surrounding AONB.

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)

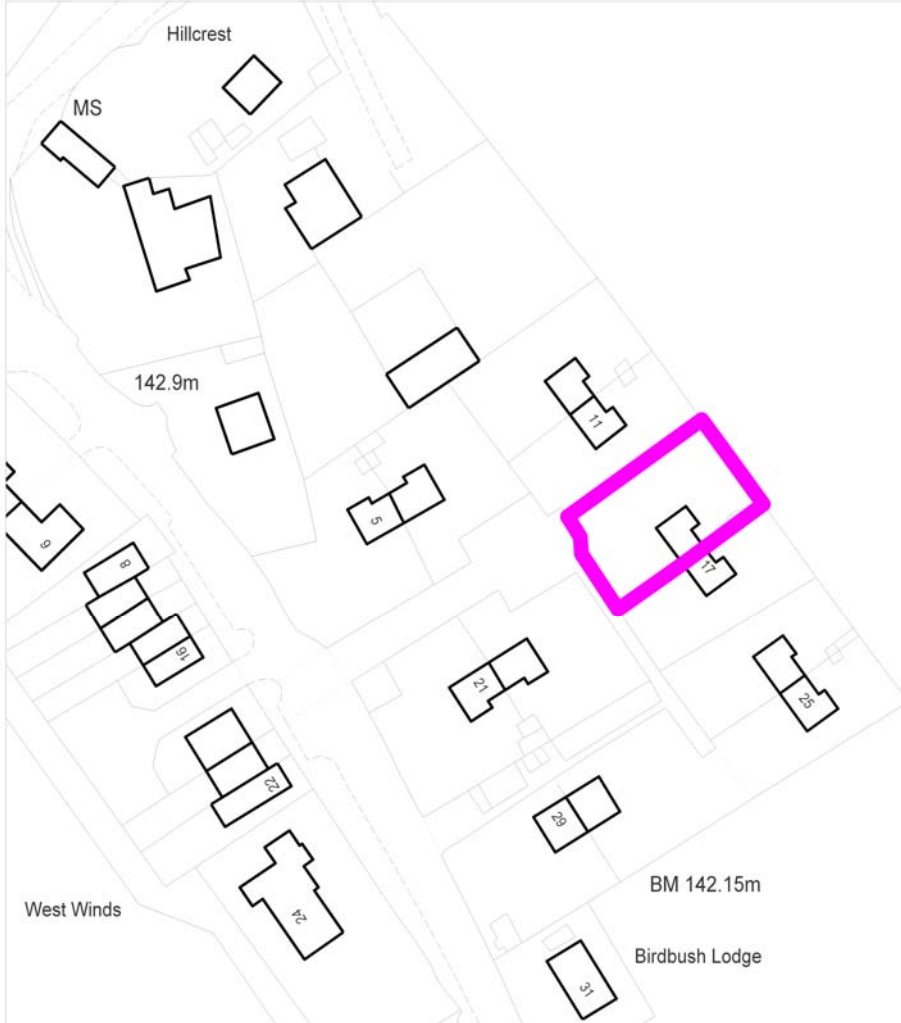
- (2) The materials to be used in the construction of the external surface of the roof of the extension hereby permitted shall match those used in the existing building. (D01A)

Reason: To ensure that the external appearance of the proposed extension will relate appropriately to that of the existing building.

- (3) The proposed windows in the south east (side) elevation of the porch shall be glazed with obscure glass to the satisfaction of the Local Planning Authority and shall be maintained in this condition thereafter. (D14A)

Reason: To ensure adequate privacy for the occupants of neighbouring premises.

Site Visit:



15 DENNIS LANE LUDWELL

SCALE: NTS

DATE: 15/01/2009 10:38:55

DEPARTMENT: Planning

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