

Deadline	9th November 2010		
Application Number:	S/2010/1319		
Site Address:	19A THE CLOSE SALISBURY SP1 2EE		
Proposal:	SINGLE STOREY EXTENSIONS TO THE REAR OF THE EXISTING PRINCIPAL'S HOUSE TO ACCOMMODATE ST. BENEDICT'S PRIORY		
Applicant/ Agent:	MR KEITH HARNDEN		
Parish:	SALISBURY CITY COUNCIL - ST MAR/CATHEDRAL		
Grid Reference:	414458.989049375	129664.041686237	
Type of Application:	FULL		
Conservation Area:	SALISBURY	LB Grade:	
Case Officer:	MR M LEGGE	Contact Number:	01722 434398

Reason for the application being considered by Committee:

Councillor Brady has requested that this item be determined by Committee due to:

“Considerable Local Interest as this is in The Cathedral Close and should be decided by Committee regardless of Officer’s recommendation”

1. Purpose of Report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions

Neighbourhood Responses

18 letters received objecting to the proposal

18 Letters of support received

City Council Response

Object

2. Main Issues

The main issues to consider are:

9.1 Design/Impact on CA and Listed Buildings

9.2 Neighbour amenity

9.3 Archaeology

9.4 Trees
9.5 Impact on approved application S/1997/1509

3. Site Description

The application site is located within the historic core of Salisbury. The site is within the area known as the Close and is surrounded by listed buildings that are of local and national importance, including Salisbury Cathedral. Principles House to which the application relates is a modern building which is currently used as part of Sarum College.

4. Planning History

There is a long planning history, the following being considered to be most relevant to this application:

83/0419LB	Erection of doors and frame to form draught screen at the Theological College, 19 The Close	AC
97/0169LB	Restore original entrance hall at Sarum College	AC
97/1508	Alterations & improvements to existing buildings and extension to form new chapel at Sarum College	AC
97/1509LB	Alterations & improvements and extension to form new chapel at Sarum College	AC
99/1133	Demolition of extension and alterations & addition of new extension to form library and lecture theatre at Sarum College	AC
99/1134LB	Demolition of extension and alterations & addition of new extension to form library and lecture theatre at Sarum College	AC
04/1936	Demolition of extension and alterations and addition of new extension to form library and lecture theatre (renewal of S/99/1133)	AC
09/1823	Various tree works as described on schedule	NOBJ

5. The Proposal

This application proposes to erect a contemporary single storey extension from the rear of the existing house in and amongst mature trees by means of a clear glazed timber frame walkway leading to an oratory and adjacent sacristy and a pair of small en-suite bedrooms.

6. Planning Policy

The following adopted Local Plan Policies are applicable to this application:

G1, G2, D3, CN3, CN5, CN8, CN23 and H19

The following National Policy Guidance is applicable to this application:

PPS5: Planning and the Historic Environment

7. Consultations

Salisbury City Council

Object on the grounds that although the proposed extension is of a tasteful design it was felt to be in too close a proximity to the boundary of the neighbouring property.

Wiltshire Council Archaeology

The proposed design for the foundations has very little impact on any below ground remains. If this application receives permission and is taken forward with the same foundation design, then I would not recommend any archaeological works. If the design is changed, then it is recommended that a watching brief is conditioned.

Conservation

Whilst it is a shame that the existing Principles House is being retained. The proposed extension is modest and of a pleasing design that will be subservient to the house and the college. The choice of materials will reinforce the idea of a garden building. The impact of the extension on No.18 is mitigated by the contemporary design and choice of materials. If one looks at an aerial view of The Close or indeed any of the city chequers, there is a bricolage of tight-knit development arising from plots that have been subdivided and buildings hard up to one another or more latterly, outbuildings converted into residential units.

English Heritage

The LPA would have to consider the application in relation to PPS5 policy HE10. *"We are of the view that this proposal would not have an adverse impact on the significance of the setting of the heritage assets."*

Urban Design

None Received

Arboricultural Officer

The applicant appears to have made a reasonable effort to retain and protect them; as a result, I have no objections.

Salisbury Civic Society

None Received

8. Publicity

The application was advertised by site notice and neighbour notification
Expiry date - 10/11/2010

18 letters of support have been received which comment on the following:

- The design of the proposed extension and garden is very attractive and in keeping with the surroundings with minimum increase if any to traffic in the Close.
- This is a modest building that is in keeping with the ethos of the College, the Cathedral and The Close.
- The proposed building in its current form and detail will sit quietly and elegantly amongst the trees on the east side of the quadrangle.
- The rear extensions will enhance the current 1960's building and the occupation of the building by Benedictines should be encouraged within The Close. The use would be fully in keeping with the character of The Close and positively add to its overall ethos.
- The extension would hardly be visible from the rest of The Close and will enhance the area of Sarum College.
- The development will do much to improve the looks of the back yard and car park.
- The proposed design is very much in sympathy with the buildings of the adjacent Sarum College.

18 letters of objection have been received which comment on the following:

- The scheme is an over-development of a small site and makes the spatial relationship with No. 18 The Close too cramped.
- There will be a loss of trees that form an important, natural area in the Close and within the College grounds and the development eats wastefully into rear garden area.
- The development will result in more traffic being generated in The Close.
- The large cooper roof will make rain storm very noisy for the occupants of No. 18.
- The choices of materials for the building are out of keeping with this environment.
- The distance allowed between the proposed development and the neighbouring dwelling at No.18 is too narrow to allow for maintenance and fire access.
- The design of the proposal is inappropriate with the surrounding listed buildings.
- The development of a rear extension will compound the already "ghastly" appearance of the 1960's dwelling at 19a The Close.
- The proposed extension is unsightly and unnecessary.
- Issues affecting No.18 are drainage, potential dampness, structural considerations, fire risk, and legal issues.
- The proposed permanent structure is inappropriate given the perceived short term use by the proposed occupants.

Salisbury Design Forum comments:

- Concept of the scheme was considered to be appropriate.
- The forum queried whether the pile foundation system would be appropriate given the potential archaeological sensitivity of the site.
- The architect was also urged to address any issues of fire protection of any openings that would be in close proximity to the house next door.
- Overall the forum felt that the design was well-considered, and that the materials could work well in this location.

9. Planning Considerations

9.1 Design/Impact on Conservation Area and Listed Buildings

This application site is situated amongst a number of historic listed buildings, and is situated directly opposite Salisbury Cathedral. The neighbouring property at No.18 is a grade II* property and the adjacent theological College is of a grade I listing. The site and surrounding lie within the Conservation Area, which also covers the city centre.

This application proposes to develop single storey extensions to the Principles House. The Principles House was developed during the post war period and is considered to be a rather incongruous architectural feature within the historic Close.

The proposal involves the retention of the existing modern building, and the erection of a contemporary single storey extension, which would be attached to the rear façade of the main building and project northwards into the site. Several trees would need to be removed as part of the proposal. The visual appearance of the extension would be in stark contrast to that of the main building, and also that of the adjacent listed buildings within The Close.

The proposed scheme is for a rear linear pattern of single storey square shaped extensions (that vary in mass and height) that are accessed off a glazed link. The scheme consists of a number of shallow pitched roofs which are cooper finished and are supported by a light framework structure. The western elevation of the scheme (facing towards Sarum College) is predominantly glazed with Douglas fir mullions and serves as the access foyer and corridor to the principle rooms. The eastern elevation of the scheme which faces towards the neighbouring property of No.18 consist of the 1 guest bedroom, a central larger square shaped oratory and a small square sacristy to the south of the central oratory. There is 1 additional bedroom to the north of the central oratory. The northern and eastern elevations of the scheme contain a mixture of arrow slit windows and small and large square windows and are sited within brick faced walls.

There have been a number of objection letters that have commented on the existing Principles House and these representations have expressed dismay at the approval of such an incongruous dwelling given the importance of the historic environment in and around The Close. This application regrettably does not propose to significantly alter the form or character of the existing Principles House but does proposes to add a linear pattern of single storey extensions to the rear of the dwelling to include an oratory, sacristy and two bedrooms with glazed entrance hall and foyer.

There have been many discussions within representation letters concerning the appropriateness of what is considered to be a modern design approach amongst what is a historic group of buildings within The Close of which the majority are listed and are of National importance. Given the significant location of the proposed works within The Close this application was presented by the Agent for the application to the Salisbury Design Forum which consisted of a panel of persons from the following backgrounds: Architecture, Planning, Archaeology and Police. The forum considered the design of the scheme in context of the proposal and commented that it was the opinion of the Forum that the scheme was well considered. The forum was generally supportive of the design. Wiltshire Council's Conservation team have a specific interest in preserving and enhancing the historic fabric of in this instance The Close have commented that the development is of a "*pleasing design*". English Heritage has not raised any objections to the design of the scheme and has commented that the proposal would not have an impact on the setting of the heritage assets. Although Salisbury City Council has objected to this application they have called the design "*tasteful*". It is clear from representation letters and also consultation responses that there is a division of opinion over the appropriateness of this design within the historic Close setting. Although Local opinions appear to be divided this Officer recognises that those Consultees such as Conservation and English Heritage who are primarily charged with the protection of the special historic environment in and around the city of Salisbury are united in their general support for the scheme.

The scheme consists of a number of shallow mono pitched copper clad roofs that are supported by brick facing walls and a framework of douglas fir with clear glazing. Conservation has commented that the uses of the materials are appropriate to the setting within what is currently a garden or green area. It is recognised that similar materials have been used within the Close on the some works at Leaden Hall School and have therefore in the past have been considered to be appropriate to be used within the Close. Although the works at Leaden Hall School was to the rear of the site and away form the main pedestrian/tourist thoroughfare through the Close. The location of the works proposed within this application is to the rear of the Principles House which of its self is principally viewable from North Walk and Bishops Walk. Fronting onto North Walk is a brick and flint wall which has a height of approximate 2.3m. It is considered that given the rear location of the proposed extensions behind the Principles House and given the degree of views permitted from North Walk between the Principles House and Sarum College's chapel, that there would not be a significant view permitted of the proposed extensions. It is considered that the proposed works are subordinate to the Principles House and of a design which adds a degree of character to the Principles House.

Conservation as well as English Heritage has not raised any objections to the proposed scheme. English Heritage has commented that "*this proposal would not have an adverse impact on the significance of the setting of the heritage assets*". Therefore given the general support of this application from Conservation and English Heritage it is not considered that there would be any harm to the settings of the nearby heritage assets. Given the rear sited location of the single storey extensions it is considered that there would not be any significant direct views from North Walk and such the character of the wider conservation area is considered to be preserved. The design of the extensions is considered to be an acceptable design with materials that will not detract from the character of the neighbouring buildings and resultant conservation area.

It is therefore considered that the aims of policy HE10 as contained within PPS5 are met.

9.2 Neighbour amenity

Principles House is located between No.18 and Sarum College. No.18 is a grade II* listed building which has a number of windows facing directly towards Sarum College. There are three windows on the 1st floor which are understood to serve two bedrooms. On the ground floor there are two windows, one of which serves a hall/kitchen and the other a store room. Presently the outlook of these windows are onto a hard standing area used from vehicular parking and toward the garden area which incorporates a mixture of trees and lower shrubbery. The position of the proposed rear extensions brings the development within close proximity to the side western elevation of No.18 which the above mentioned windows are located. The current screenings provided by the trees in the rear garden of No.19a would proportionally be lost. Although it is recognised that application 09/1823 approved the removed of a number of these trees which now could be removed notwithstanding the outcome of this application and as such the loss of some of the trees is not of primary concern within this application. The layout of the scheme results in the 1st floor bedroom windows have a direct outlook down into the garden area (to be created) and into the glazed linking hall/foyer and into the ground to ceiling arrow slit windows of the sacristy. There is an existing close relationship between the rear amenity space of No.19a and the side windows of No.18 and that this current relationship permits direct views by persons towards these windows. Given this current relationship it is considered that on balance the creation of the rear extensions with garden area would not significantly increase detrimental harm to the amenity of No.18. The arrow slit windows could be conditioned with a high level of obscure glazing to further reduce chances of proximity overlooking.

There has been some concern expressed from No.18 regarding the perceived issues of rainwater runoff and the potential for damp and flooding to the dwelling which is at a lower ground level than that at No.19a. The application states that rainwater of the room expanse will be directed down a protected down pipe into a channel which connects with the existing College drainage system. It is therefore considered that there is not going to be any rainwater being directed into the ground which could subsequently percolate through to the neighbouring dwelling at No. 18.

The neighbouring dwelling at No.18 has expressed concerns that the rainwater falling on the copper roofs will result in levels of noise that will be detrimental to their amenity. The architect/agent for this application has commented that the construction of the roof will be of a good design and should not be compared to a corrugated tin roof which would produce high levels of noise. It is considered that given the modern levels of insulation required by building regulations that the construction of the roof with the external skin of copper would not result in high levels of noise.

Matters concerning legal clauses requiring No.18 to have access to the drainage system across the application site is not a planning consideration. The structural considerations for No.18 and access required for fire and maintenance are matters that could be dealt with through the Building Control route and as such these issues are not considered to be material planning considerations.

9.3 Archaeology

Archaeology has commented that *“the site has a high potential for significant archaeological remains associated with the development of the area in the medieval and post-medieval period.*

However, the proposed design for the foundations has very little impact on any below ground remains. In addition, there are only very short new service runs at a depth which will probably have been disturbed by the large trees present on the site." This application proposes to use (80mm diameter) helical screws piles which have been commented on by Archaeology as being acceptable so not to require any archaeological works. Although should there be any variation to the construction method presented within this application for the foundations then a watching brief condition would have been recommended. Given the comments received by Archaeology it is not considered that the proposed rear extensions would have any detrimental impacts on the known archaeological remains.

9.4 Loss of existing trees

There are presently a number of trees and lower shrubbery located within the rear garden area to No.19a onto which this application proposes to construct the rear extensions. Within a previous application 09/1823 a number of the trees in this rear garden area have been agreed to be removed and Wiltshire Council's Tree Officer has raised no objection to this application. The use of the piles mitigates against harm to the trees that are proposed to remain and WC Tree Officer comments that the application has made reasonable effort to retain and protect the remaining trees.

9.5 Impact on approved application S/1997/1509

Application 97/1509 approved amongst other things the construction of a sunken link with a raised central element. This approved sunken area could be constructed at any time as the 97 application has been initiated. The sunken area is located within the green central area and fronts onto the application site related directly to this application which is to the rear of the Principles House. This application for the construction of rear single storey extensions to the rear of the Principles House would not restrict the construction of the already approved 97 permission. The Architect for this application has confirmed that the design of this proposed scheme was formulated in complete knowledge of the approved sunken area. English Heritage who have not objected to this application have commented that *"at the pre application site meeting the architect discussed the approved scheme for the courtyard of the college, in conjunction with presenting the current scheme". English Heritage continue to comment that "We consider that the present scheme, in terms of layout and scale, demonstrates that it would be compatible with the approved scheme, if both were built"*.

10. Conclusion

The creation of single storey extensions to the rear of The Principles House within the setting of the historic Close would include 2 bedrooms, an oratory and sacristy with glazed link and an external garden area. It is considered that the contemporary design and single storey scale of the proposal would not have any detrimental impact to the character of The Principles House and no demonstrable impacts to nearby heritage assets. It is considered that the proposal would not have any detrimental impacts archaeology or on the setting of the Conservation Area. The materials to be used in the proposal are on balance considered to be acceptable with no adverse impact on the neighbouring listed buildings. This application is therefore compliant with Local Plan policies D3, CN3, CN5, CN8, CN23 and H19 as well as National guidance policy PPS5.

The location of the rear extensions are within close proximity to the neighbouring dwelling at No.18. Nevertheless it is a balanced opinion that given the existing proximity of these neighbouring windows to the rear amenity area/car parking spaces situation to the rear of The Principles House that the proposed rear single storey extensions will not lead to an increase in significant harm to the amenity of No.18 and as such it is considered that Local Plan policy G2 is adhered to.

Recommendation

It is recommended that planning permission is GRANTED for the following reasons:

The creation of single storey extensions to the rear of The Principles House within the setting of the historic Close would include 2 bedrooms, an oratory and sacristy with glazed link and an external garden area. It is considered that the design and scale of the proposal would not have any detrimental impact to the character of The Principles House and no demonstrable impacts to nearby heritage assets. It is considered that the proposal would not have any detrimental impacts archaeology or on the setting of the Conservation Area. The materials to be used in the proposal are on balance considered to be acceptable with no adverse impact on the neighbouring listed buildings. This application is therefore compliant with Local Plan policies D3, CN3, CN5, CN8, CN23 and H19 as well as National guidance policy PPS5.

The location of the rear extensions are within close proximity to the neighbouring dwelling at No.18. Nevertheless it is a balanced opinion that given the existing proximity of these neighbouring windows to the rear amenity area/car parking spaces situation to the rear of The Principles House that the proposed rear single storey extensions will not lead to an increase in significant harm to the amenity of No.18 and as such it is considered that Local Plan policy G2 is adhered to.

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.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

(2) No development shall commence on site until samples of the materials to be used for the external surfaces of the development hereby approved have been made available on site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

POLICY- D3, CN3, CN8

(3) The arrow slit window in the eastern elevation of the sacristy as labelled within drg no. 167/2 shall be glazed with obscure glass only and permanently fixed shut prior to the first occupation of the development hereby permitted and shall be permanently maintained as such at all times thereafter.

REASON: In the interests of residential amenity and privacy.

POLICY- G2

(4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-H shall take place on the development hereby approved or within the rear curtilage.

REASON: In the interests in preserving the character of the neighbouring listed buildings and the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

POLICY- G2, CN3,

Officer note: Use of this condition referring to all Classes requires special justification as its effect is very restrictive.

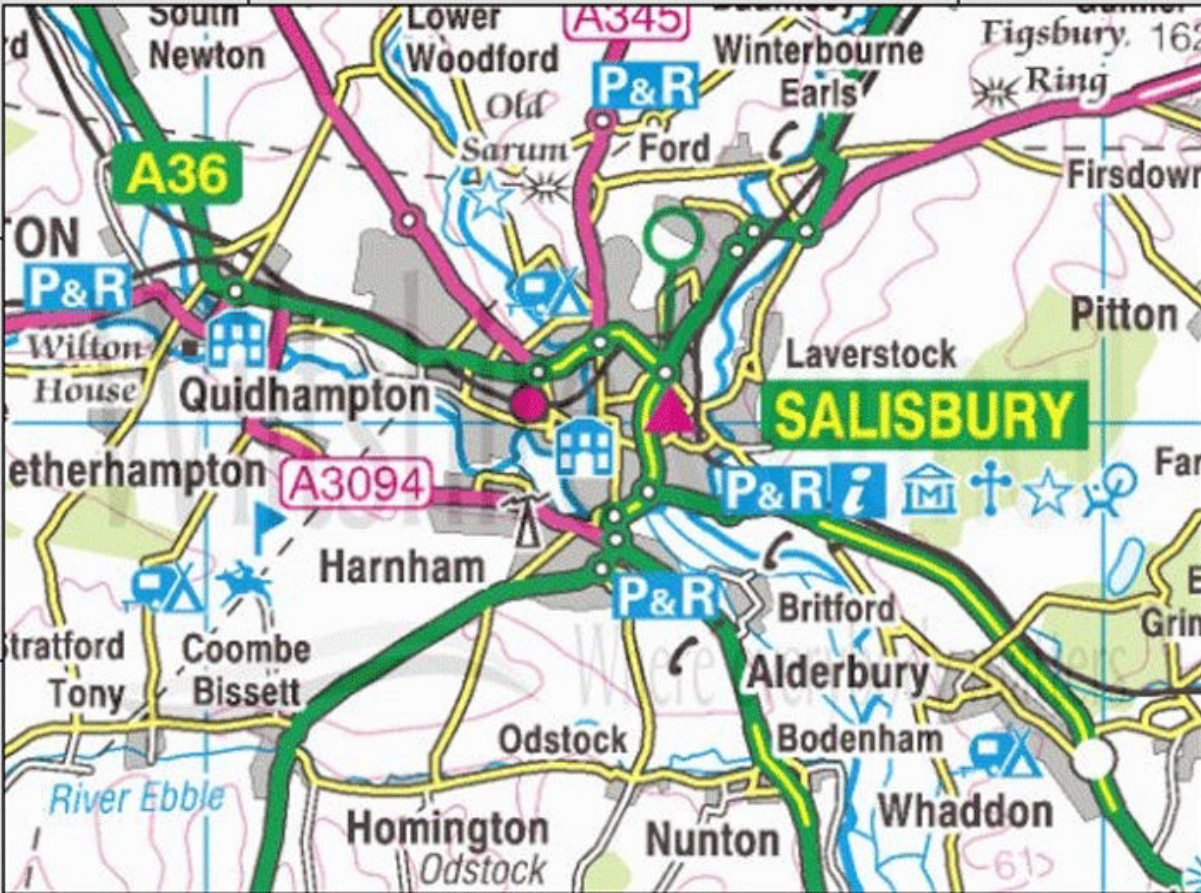
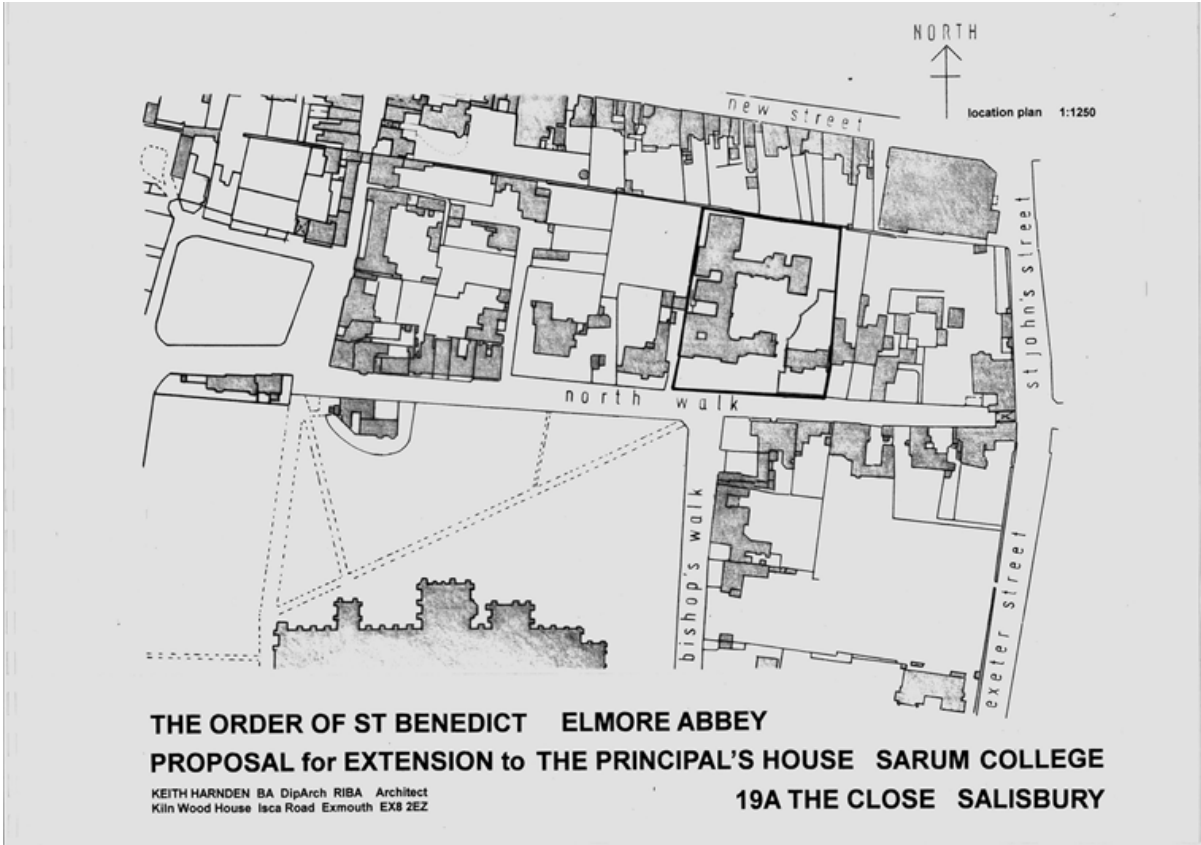
(5) The development shall be carried out in complete accordance with the following drawings:

Location Plan	03/09/2010
Block Plan	03/09/2010
DRG No. 167/2	03/09/2010
Roof Plan	03/09/2010
West Elevation	03/09/2010
North Elevation	03/09/2010
East Elevation	03/09/2010
South Elevation	03/09/2010
Sections 167/8	03/09/2010

REASON: For the avoidance of doubt.

Appendices:	None
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Background documents used in the preparation of this report:	<ul style="list-style-type: none">• Location Plan 03/09/2010• Block Plan 03/09/2010• DRG No. 167/2 03/09/2010• Roof Plan 03/09/2010• West Elevation 03/09/2010• North Elevation 03/09/2010• East Elevation 03/09/2010• South Elevation 03/09/2010• Sections 167/8 03/09/2010
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