

<b>Deadline</b>	<b>07-Jan-2011</b>		
<b>Application Number:</b>	<b>S/2010/1719</b>		
<b>Site Address:</b>	<b>Long Craggs Church Street Bowerchalke Salisbury SP5 5BE</b>		
<b>Proposal:</b>	<b>Addition of first floor including raising of the roof with associated works and single storey extension to the east elevation</b>		
<b>Applicant/ Agent:</b>	<b>Michael Lyons Architecture</b>		
<b>Parish:</b>	<b>Bowerchalke</b>		
<b>Grid Reference:</b>	<b>402015 123241</b>		
<b>Type of Application:</b>	<b>Full</b>		
<b>Conservation Area:</b>		<b>LB Grade:</b>	
<b>Case Officer:</b>	<b>Mrs A Iles</b>	<b>Contact Number:</b>	<b>01722 434312</b>

### **Reason for the application being considered by Committee**

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

- Visual impact upon the surrounding area
- Relationship to adjoining properties

### **1. Purpose of Report**

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

### ***Neighbourhood Responses***

Four letters received objecting to the proposal

No letters of support received

No letters commenting on the application received

### ***Parish Council response***

Support the application

### **2. Main Issues**

The main issues to consider are:

1. Scale & Design and Impact on AONB
2. Impact on Residential Amenity
3. Impact on Trees

### **3. Site Description**

Long Crag is a detached property located at the top of a steeply sloping bank on the east side of Church Street in Bowerchalke. The property is on two levels with lower and upper ground floors which follow the site topography. The lower ground floor has a garage, store and playroom with the rest of the accommodation on the upper ground floor. The property is constructed from artificial stone with tiled pitched roof.

The site is located within the Housing Policy Boundary of Bowerchalke and the Area of Outstanding Natural Beauty (AONB).

#### 4. Planning History

Application number	Proposal	Decision
On the site itself:		
5126	Outline application for the erection of two houses and construction of access	AC 25/06/64
5425	Erection of two bungalows with access	WD 01/10/64
5682	Erection of two bungalows with garages and access	AC 02/02/65
6690	Erection of two bungalows and garages and construction of joint access	AC 09/02/67
1971/0389	Erection of two bungalows and garage with joint access	AC 13/01/72
1979/1099	Extension to provide dining room, study, additional Garage and lounge	A 12/10/79
Adjacent to the site:		
2005/1117	Four bedroom house and garage and construction of new access.	AC 01/08/05
2010/1841	Application for a Lawful Development Certificate of an existing use or operation to ascertain whether a lawful material commencement of development under planning reference S/2005/1117 has occurred	Awaiting Determination

#### 5. The Proposal

Permission is sought for the addition of first floor including raising of the roof with associated works and single storey extension to the east elevation.

The single storey extension will curve around the existing building filling the gap between the existing building and existing chalk bank. A terraced area will be formed on top of this.

The ridge height of the property will be increased by 1.13 metres with three dormer windows to the front elevation and three to the rear. The existing concrete tiles on the roof will be replaced with clay tiles and the walls will be rendered with the existing artificial stone forming a plinth.

## **6. Planning Policy**

The following policies are considered relevant to this proposal:

Adopted Salisbury District Local Plan saved policies G2, D3, C5

## **7. Consultations**

### ***Bowerchalke Parish Council***

Support providing the ridge height is increased by no more than the planned 3 feet.

### ***Wiltshire Fire & Rescue***

Consideration should be given to domestic sprinkler protection at building regulations stage.

## **8. Publicity**

The application was advertised by site notice and neighbour notification which expired on 23<sup>rd</sup> December 2010.

Four letters of objection were received regarding:

1. Overlooking
2. The increased height of the property which will be out of keeping with the surrounding area
3. The village has a low profile and the building will be visible from the wider area
4. Loss of privacy
5. The proposal will create a precedent particularly as the adjacent property is a mirror image
6. Impact on highway safety in the village during building works
7. The building was originally conceived to be low in height
8. Other applications for dwellings in the village have had to have restricted roof heights
9. Cladding in natural stone or timber would be more appropriate in the surroundings than render
10. Trees and shrubs at the site have already been removed
11. There will be light spillage from the additional windows
12. There will be increased noise from opened windows
13. If approved development should be carried out in one phase and hours of construction should be limited.
14. No small properties will remain within the village for young inhabitants

With regards to points 6 this is covered by the 1980 Highway Act and points 11, 12 and 14 are not material planning considerations. All remaining points will be dealt with below.

## **9. Planning Considerations**

### **9.1 Scale & Design and Impact on AONB**

Long Crag is located in an elevated position above the village but even in winter is largely screened from the road by mature trees and shrubs.

The proposed single storey extension to the east is very small in footprint and will not be visible from the wider area being built into the chalk bank on one side and being on the opposite side of the property to the road and therefore well screened. Furthermore the rendering of the property and the change from concrete tiles to clay tiles is considered to be a visual improvement.

While the works to the roof will increase the bulk and massing of the property, the increase in height by 1.13 is relatively modest, and being screened by mature trees from both the east and the west, the visual impact is considered to be minimal. In particular from the road the property is very well screened by trees even in the winter months and modest increase in height will not alter this. The addition of dormer windows will add some additional bulk but they are traditional in style and for the same reasons as given above are not considered to be visually detrimental to the wider area.

Concern has been raised by third parties with regard to the fact that original consent for the dwelling stated that the height had to be restricted, other dwellings in the area have subsequently been restricted in height and if allowed the proposal will create a precedent. The original application documentation makes no reference to a restriction in height and regardless of this, approval was granted 40 years ago when planning policies were different and each application is dealt with on its individual merits thereby no precedent would be created if this application were approved.

The Parish Council support the proposal providing the ridge will be no higher than the 3 feet proposed. The height increase shown on the plans is actual 1.13 metres which converts to slightly over 3 feet. However, as there has been no change to the plans since submitted it is presumed that the Parish Council remain supportive.

### **9.2 Impact on Residential Amenity**

Concern has been raised by third parties with regard to additional overlooking and overshadowing which could arise from the proposal. This is dealt with below by individual property.

#### Weatherstons

This property is located to the north-east of Long Crag and was built at the same time to an almost identical design. It is considered that due to the separation distance (approximately 30 metres) the proposal will not result in any additional overshadowing and as the Weatherstons is located slightly further to the east the dormer windows will offer only oblique long distance views towards this property which is not considered to be detrimental.

#### Greenleas

This property is located some 24 metres to the north-west of Long Crag and due to the separation distance it is considered that any overshadowing will be limited. No additional windows are proposed within the north-west elevation of Long Crag and the dormer windows are considered only to offer very oblique views towards Greenleas.

### 1 Holly Close

This property is located approximately 26 metres to the south west of Long Craggs and again due to the separation distance it is considered that any additional overshadowing from the proposal will be limited and any overlooking from the dormer windows will offer only oblique long distance views.

### Marleycombe

This property is located approximately 75 metres to the south of Long Craggs, and as above, it is considered that due to the separation distance any additional overshadowing will be minimal and the dormer windows and terrace will offer only long distance views.

### Plot adjacent to Marleycombe

In 2005 permission was granted for a dwelling on a plot between Marleycombe and Long Craggs. This has since expired but as work commenced on site a certificate of lawful development is currently under consideration by the LPA. Measurements taken from the plans associated with this application indicate that there will be a separation distance of at least 25 metres between the properties. Although Long Craggs will be located on much higher ground, given the separation distance and the orientation to the north it is considered that any overshadowing will be minimal. With regard to overlooking the change in topography means that the views offered from the dormer windows and terrace will be over the rooftop of the proposed property rather than directly at it and there are mature trees on the boundary between the two properties providing screening. In addition one of the dormer windows serves a bathroom and as such an obscure glazed condition is suggested.

Finally it has been requested by a third party that if approval is recommended development should be in one phase and hours of construction should be limited. Providing works commence within the standard three years the consent becomes extant and as such the LPA is unable to control the phasing of development. However, in the interests of residential amenity a condition is added limiting hours of construction.

## **9.3 Impact on Trees**

Concern has been raised by third parties regarding trees and shrubs which have been removed on the site. This would not have required consent as they were neither subject to a tree preservation order nor protected by inclusion within a Conservation Area. In addition an Arboricultural Method Statement has been submitted with the application and the Arboricultural Officer has looked at the current proposals and has no objection to the scheme.

## **10. Conclusion**

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

It is considered that the proposal is appropriate to the existing building and surrounding area (designated an AONB) and will avoid unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings or uses to the detriment of existing occupiers. Therefore it is considered to conform with Adopted Salisbury District Local Plan saved policies G2, D3 and C5.

**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) Development shall be carried out in accordance with the following plans:

380/P.02 Submitted on 12/11/10

380/P.04 Submitted on 12/11/10

No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application.

REASON: For the avoidance of doubt

(3) Before the development hereby permitted is first occupied the bathroom window in the south elevation shall be glazed with obscure glass only and the window shall be permanently maintained with obscure glazing at all times thereafter.

REASON: In the interests of residential amenity and privacy.

POLICY-- G2 (General Design Guidance)

(4) No development shall commence on site until details of the external materials to be used on the walls and roof of the development have been submitted to 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 (General Design Guidance), C5 (Development within an AONB)

(5) No construction work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 on weekdays and 08:00 to 13:00 on Saturdays. This condition shall not apply to the internal fitting out of the development.

Reason: To minimise the disturbance which noise during the construction of the proposed development could otherwise have upon the amenities of nearby dwellings.

Policy: G2 (General Development Guidance)

### Recommendation

It is considered that the proposal is appropriate to the existing building and surrounding area (designated an AONB) and will avoid unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings or uses to the detriment of existing occupiers. Therefore it is considered to conform with Adopted Salisbury District Local Plan saved policies G2, D3 and C5.

<b>Appendices:</b>	None
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<b>Background Documents</b>	380/P.02 Submitted on 12/11/10 380/P.04 Submitted on 12/11/10
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Used in the Preparation of this Report:

