

REPORT FOR SOUTHERN AREA PLANNING COMMITTEE**Report No.**

Date of Meeting	14 November 2024
Application Number	PL/2024/03723
Site Address	Springhill, Old Blandford Road, Salisbury, SP2 8DE
Proposal	Two storey and single storey extensions and associated alterations
Applicant	Mr M Maidment
Town/Parish Council	Salisbury
Electoral Division	Salisbury Harnham West ED– Cllr Brian Dalton
Grid Ref	51.054199, -1.809319
Type of application	Householder
Case Officer	Hayley Clark

Reason for the application being considered by Committee

At the request of the elected member Cllr Brian Dalton for the following reasons -

- scale of development,
- visual impacts on surrounding area,
- relationship to adjoining properties and,
- design (bulk, height, general appearance).

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations. Having reached a balanced conclusion, the report recommends that planning permission be **APPROVED SUBJECT TO CONDITIONS**.

2. Report Summary

The main issues to consider are:

1. Principle
2. Scale, design, impacts on the character and the appearance of the area
3. Residential amenity
4. Highway issues
5. Other considerations

3. Site Description

The application site is located on the south side of Old Blandford Road towards the western edge of Harnham. Harnham is located within an established residential area within the settlement boundary of the City of Salisbury; Salisbury is defined as a principal settlement by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 20 (Spatial Strategy for the Salisbury Community Area).

The site is a detached two storey brick built dwelling located within a large residential plot . The dwelling is set back from the road with parking to the front, access via an established existing access from Old Blandford Road. The dwelling is surrounded by amenity space, which is predominantly laid to lawn, the site slopes down towards the south. The site comprises boundary treatments of predominantly mature hedging and trees. The site is surrounded by other residential dwellings and their associated amenity space and parking. The site also lies within the Hampshire Riven Avon Catchment area and partly within the Special Landscape Area (SLA).

Below is an extract from the submitted Location Plan : -



Extract below showing settlement boundary in black and SLA shaded green with stripes, noting the dwelling and area for development lie outside of the SLA.



4. Planning History

S/1989/1500 O/L application - erection of block of 14 flats with alterations to access.
Refused

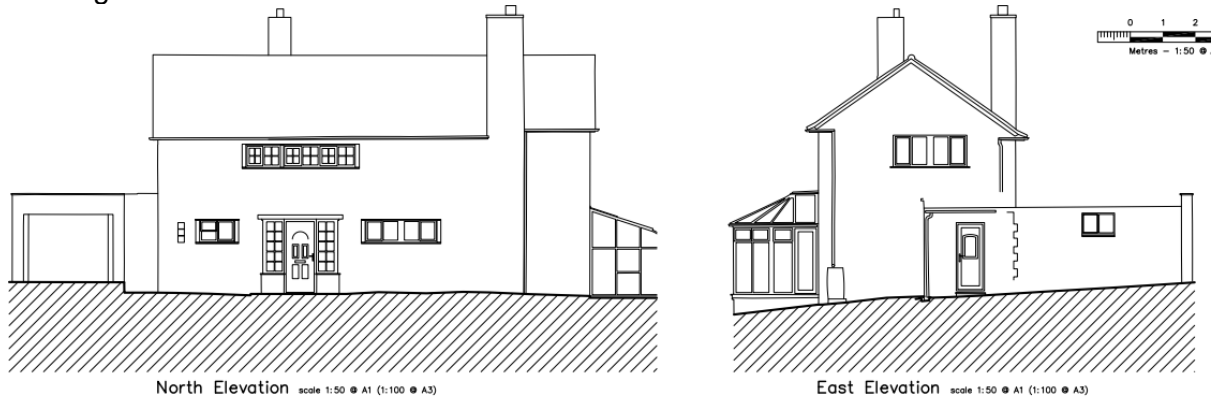
S/1988/0950 demolition of existing house and outline application for three storey Georgian style building containing 16 flats in half acre to blend in with existing. Refused

5. The Proposal

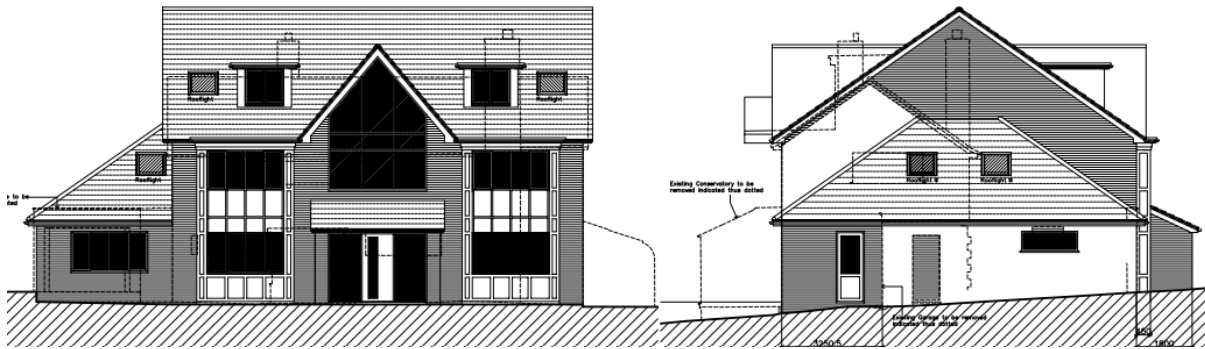
The proposal is a householder application seeking permission for the erection of two storey and single storey extensions.

During the course of the application, amendments have been made and the scheme reduced to remove a three bay detached garage with annexe above and to reduce the scale of the two storey side extension on the east elevation of the existing dwelling.

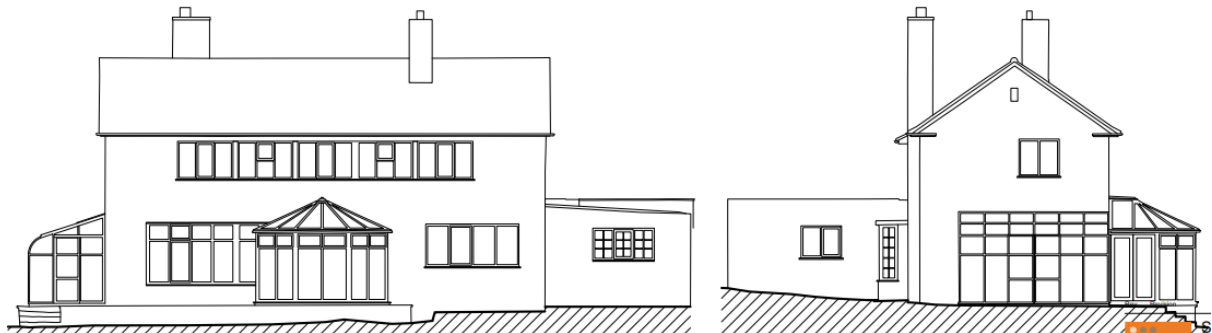
Existing north and east elevations



Proposed north and east elevations



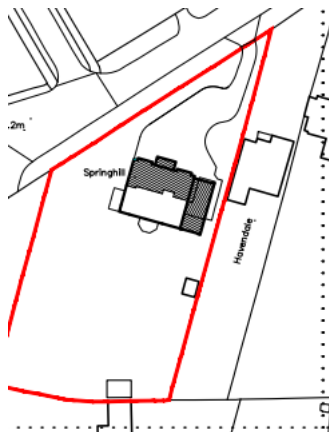
Existing south and west elevations



Proposed south and west elevations



Proposed site plan below with areas for extension shaded grey to the north and east of the existing dwelling.



6. Planning Policy

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places)

Wiltshire Core Strategy (2015)

Core Policy 1 – Settlement Strategy
Core Policy 2 – Delivery Strategy
Core Policy 20 – Spatial Strategy for the Tidworth Community Area
Core Policy 51 - Landscape
Core Policy 57 - Ensuring High Quality Design and Place Shaping
Core Policy 69 - Protection of the River Avon SAC

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy):

C6 (Special Landscape Character Area)

Supplementary Planning Documents:

Wiltshire Design Guide
Creating Places Design Guide
Wiltshire Local Transport Plan – Car Parking Strategy

7. Summary of consultation responses

Salisbury City Council – had no comments to make on the original submission and objected to amended plans in support of neighbours comments of loss of light and overlooking of Havendale and suggest better possibility for scope for development to the south of property.

WC Highways – No objection

I refer to the above planning application for a two storey extension and alterations and garage annexe.

The garage will offer 3 parking spaces and the site has adequate additional space for turning and additional parking if required.

The existing vehicle access is not proposed to be altered as part of this application.

I wish to raise no highway objection.

WC Highways was not reconsulted on the amended plans as these removed the garage/annexe from the scheme and did not affect the parking area.

8. Publicity

The application was publicised by neighbour notification to properties immediately adjacent to the site, 22 neighbour representations have been received at the time of writing this report (14 letters of objection and one letter stating no objection subject to conditions for original plans and 7 letters of objection for revised plans). Comments made are summarised below -

Original plans –

- Loss of light to side lounge window of Havendale means will rely on artificial light and increase electric bills. Ama pensioner with mobility restrictions and rarely leave the house
- Overlooking garden patio and conservatory at Havendale
- Loss of light to patio and conservatory at Havendale
- Fence and trees of Springhill already too close to Havendale, have asked applicant to reduce height of leylandii for years
- Proposals look like a commercial venture – Air B&B
- Commercial use will see increase of noise and disturbance
- Building work will impact on health with the noise and disturbance.
- Business use will cause higher level of traffic
- Proposed height of building will set precedent in the area which will impact on privacy
- Proposed installation of a lift shows a commercial use along with number of bedrooms shown
- Object to removal of trees
- Garage extension will cause loss of light to neighbouring properties
- Size to accommodate 6 ensuite bedrooms on 1st & 2nd floor require a building of excessive size. The increased height/width will create significant visual intrusion
- Plans show could be used as a care home, HMO or hotel due to bedrooms and lift, object to a care home which is inappropriate in a quiet residential area due to increased traffic and hazards created by visitors
- Boundary with Mulberries consist of fencing, hedges, trees and bushes which home large community of birds, plans are not clear of intentions with removal of greenery, object to anything which compromises wildlife
- Accept property needs updating and extending has been unoccupied for 5 years
- Proposed horizontal cladding out of keeping with the area where properties are red brick
- Roof noticeably high to accommodate dormers
- Siting of garage/annexe affects Havendale
- Plans show trees to remain but as deciduous would affect privacy for part of year when trees lose leaves.
- West facing upper window directly overlooks
- Extensions will increase size of property by 2 and half times and is more of a new build
- Owner already has a large B&B in the City; plans indicate that is the plans for this site as well

- Highway no objections based on use as a family home but if used as commercial there will be many more vehicles coming and going, staff, delivery for which there is not enough provision for parking/turning on site
- Commercial signage would be needed which would impact the area
- We are 75m away and our deeds state no commercial activity.
- Welcome redevelopment of site into a smaller private family home
- Proposals change 3 bed 2 WC and one bathroom house to 7 WC and 6 bathrooms plus extra in the annexe. Proposals look like individual living not family home.
- Annexe is a large, tall building adjacent to road, property doesn't need a two storey garage/annexe single storey would suffice and have a car port elsewhere
- If approved needs strict restrictions to prevent commercial use
- Plans look great, for a family home it looks absolutely fabulous.
- This section of Old Blandford Road is too fast/busy and used as a rat run with no proper pavement
- Concerns regarding capacity of septic tanks and possibly drainage/sewage issues
- Have successfully objected to the building of flats on the site previously
- The scale, design and layout of the proposal are not in keeping with the surrounding residences
- House should be extended to the south not the north as will have less impact on neighbours

Comments on revised plans

- Welcome revisions with removal of garage/annexe and reduction of extension.
- House still extends to the north which impacts on light to Havendale
- North extension not in keeping with other properties which have been staggered to provide open westerly aspect to light.
- Plenty of room in garden to the south to build extensions
- Garage has gone but now have a 5 bed house with no garage. All single family homes have a garage so why a gym but no garage. Will come later so why not now.
- Proposals still look like commercial venture such as HMO, hotel not family home
- Out of keeping with other properties in area
- Will affect privacy, dignity and health and wellbeing of occupier of Havendale
- Multi occupancy: Septic tank issues, additional traffic (no pavements on this area of Old Blandford Road)
- Noise issues both during restorations and after.
- Visually: Not in keeping with all surrounding houses in area.
- Concerns with suggestion of extensions to south as currently proposals are set back and partially obscured by trees. Extending to the south could affect privacy at Mulberries and overlook bedrooms, bathroom and kitchen
- Need to preserve current tree and hedge cover
- Any approval needs to restrict use to family home and not commercial
- Concerns regarding additional traffic with commercial venture

9. Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. This requirement is reiterated by the NPPF, which is a material consideration in the decision-making process.

9.1 Principle

The site is located within an established residential area within the principal settlement of Salisbury. Core Policies 1 and 2 of the WCS set out a settlement and a delivery strategy for the city and confirm that within a Principal Settlement, the principle of development is considered acceptable.

Furthermore, the site is already in use for residential purposes and the principle of extensions or additions to be used in association with the existing residential use of the site is accepted, subject to the impact of the works on the character of the area and neighbouring amenities. These will, therefore, be addressed in more detail below.

9.2 Scale, design, impacts on the character and the appearance of the area

Core Policy 57 states that “a high standard of design is required in all new developments, including extensions... Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality”.

The application site as existing comprises a three bed two storey brick built dwelling located within a large residential plot. The character of the area comprises an eclectic mix of properties with a range of different scale and designs present. Properties along this part of Old Blandford Road are predominantly set back from the road with the streetscene characterised partly by the hedges and trees forming the roadside boundary.

The proposed development will see a significant increase in the size of the host dwelling with the foot print more than doubling in size and the height increasing by approx. 2.30m. The increase in footprint is to the north and east, noting the extension to the east replaces an existing extension currently used as a garage.

It is understood that the property has been vacant for a number of years and in need of refurbishment. The applicant wishes to overhaul the existing dwelling to provide a family home.

Whilst the proposed extensions and alterations due to their nature do change the character and appearance of the existing dwelling, it is not considered that given the size of the residential plot that these would form an acceptable built form which is out of keeping with the local area. There are other examples along this road of large properties within large residential plots; the application is a large plot which can accommodate a much larger dwelling than the existing without appearing as overdevelopment or having adverse impacts on the character of the area.

The property is set back from the road and well screened by the trees and hedges along the roadside boundary. The property as existing is barely visible from the public realm and whilst the proposed dwelling will have an increased height, it is not considered due to its siting within the plot that it will become prominent from views along Old Blandford Road or that the character of the streetscene will be harmed.

Properties along this southern part of Old Blandford Road are staggered due to the alignment of the road. Whilst the front extension reduces the appearance of the stagger to a degree, it is not considered that the siting of the front extension is detrimental to the character of the locality.

It is considered that the overall appearance of the dwelling will be enhanced through the proposals with a more symmetrical design to both the front and rear elevations. The areas of glazing providing a more contemporary appearance particularly to the rear. In terms of materials, it is proposed to use brick and tiles to match the existing dwelling which is considered to be acceptable in this instance. A deviance from this has been confirmed by

the applicant with the bays at the rear to be painted timber and dormers to be zinc cladding. It has been confirmed that the horizontal cladding as stated on the plans relates to the previous garage which has now been removed from the scheme; the proposed materials raise no particular concerns. Any approval will include a condition relating to proposed materials.

Overall, in this instance, it is not considered that the proposed scale and design of the proposed development is unacceptable for this site and does not have significant harmful impacts on the character and appearance of the streetscene and wider area.

Officers note the third party comments which suggest that the property should be extended to the south and not to the north, however, Officers must assess the acceptability of the proposals as submitted which in this instance is extending to the north and east.

9.3 Residential Amenity

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should “*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*”. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

The application site is located within an established residential area and surrounded by other residential dwellings. Sharing direct boundaries with Springhill are Mulberries to the west, Boundary to the south and Havendale to the east. Properties to the north are separated by Old Blandford Road and are not considered to be adversely affected by the proposed development.

The property known as Boundary is located in excess of 36m from the rear of Springhill, with the rear garden of Springhill providing a good separation distance from the existing dwelling and southern boundary. The southern boundary comprises trees, hedges/bushes which provide a good level of screening as existing, there are no proposals to change this existing boundary treatment. The proposed development does not extend to the south, with the footprint and rear elevation of Springhill remaining as existing, noting that the existing conservatory is to be removed and therefore essentially moving the footprint away from the south boundary. The proposals do however increase the height of the dwelling and add large areas of glazing to the rear, whilst there could be opportunity for additional views to the south, given the separation distance, it is not considered that there will be significant impacts to the amenity of occupiers of Boundary.

Mulberries is located to the west of the application site, the dwelling at Mulberries is located approx. 18m further to the south than Springhill. The proposals do not extend the footprint to the west or south, therefore the built form of Springhill does not encroach on the boundaries with Mulberries. The proposals do see an increase in height and the addition of large areas of glazing to the south elevation and new windows in the west elevation, however, given the distance from Mulberries and existing screening along the west boundaries provided by existing trees and hedges it is not considered that there will be adverse impacts on the amenity of Mulberries.

The main conflict with neighbour amenity is in relation to Havendale to the east. Havendale is located close to the west boundary with Springhill with a small gap of approx. 0.80m

between the west elevation and west boundary. The boundary comprises a mix of brick wall, close boarded fence and greenery (mix of trees and hedges).

The proposals will extend forward to just in front of the front elevation of the garage but will stop before the rear of the brick built part of Havendale.

The objections raised from third parties relate to the loss of light to Havendales side lounge window, conservatory and rear elevation as well as overlooking impacts and impact on health.

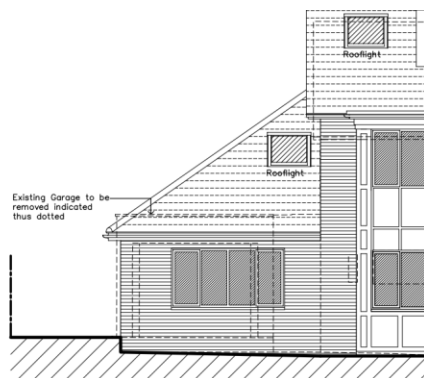
In terms of impact on health, this is acknowledged and understood, unfortunately, impacts on health through development such as this are not material planning considerations.

On the east elevation facing Havendale, the proposed development does not include any openings above ground floor level other than rooflights in the side extension which serve the hobby room. Therefore, it is considered that there are no new openings in the east elevation of the main dwelling which would create direct overlooking towards Havendale, it is however considered prudent to condition the east facing roof lights to be obscure glazed and fixed shut to protect amenity of Havendale. As existing, there are first floor windows in the east elevation facing Havendale which serve bedrooms, these provide views over Havendales rear amenity space. Therefore, the removal of these will be a betterment in terms of overlooking towards Havendale.

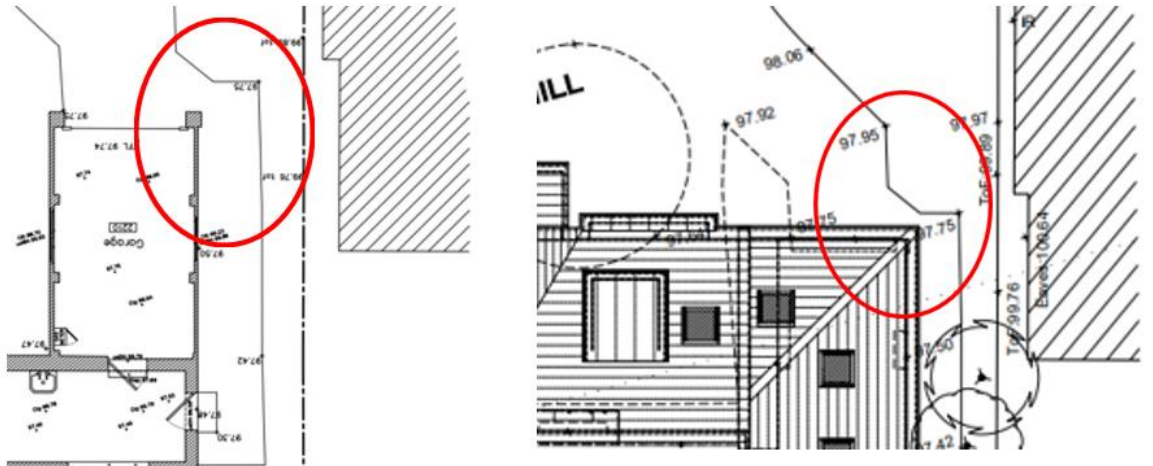
The proposed front and rear windows are located as such that they are not considered to increase existing levels of intervisibility between these neighbouring properties.

In terms of loss of light, the living room at Havendale is served by one small side window in the west elevation, the living space as seen by the case officer is dark with very low levels of natural light and an existing reliance on electric lighting. The proposed extensions do not extend as far forward as this side window which will therefore remain unaffected with no additional loss of light.

The living room then extends into the conservatory, the conservatory is a much lighter space although the light from the west is compromised due to the close proximity to the boundary fence. The main natural light into the conservatory is from the east and south which will remain unaffected by the proposed development at Springhill. The proposed extension to the east elevation of Springill will replace the existing garage but with an increased height through a pitched roof. In terms of impact on light from the side extension, as shown in the extract below which includes the existing garage shown dotted, the pitch of the proposed extension, allows the height and bulk of this additon to minimise impacts to Havendale, Officers therefore are of the opinion that there is no significant loss of light or overbearing impacts from this part of the proposed development.



The two storey front extension and overall increase in height of the property at Springhill is likely to have some impacts on Havendale, the proposals will be seen from Havendale but this is not a reason to object. Springhill as proposed will project further forward in the north east corner close to Havendale. The extracts below form the existing and proposed plans have tried to demonstrate this increase and that in particular the single storey side element is not in essence significantly different to the existing.



The proposed two storey built form will be located approx 7m from the eastern boundary with Havendale, this is considered to provide sufficient separation distance to allow light to access the conservatory and not appear as an overbearing or unacceptable development.

On balance, it is considered that whilst there will be some impacts to the amenity of Havendale, these impacts are not significant enough to warrant a refusal in this instance and Officers do not consider that refusal on neighbour amenity grounds would be defensible at appeal.

Concerns have been raised regarding impacts on neighbour amenity through the noise and disturbance during building works, whilst these concerns are noted, there will always be associated inevitable noise and disturbance during building works but these for householder development such as that proposed with this application are likely to be for a short period of time in comparison to large scale development such as large scale housing developments. A condition could however be added to any approval to restrict hours of work for the build, any unacceptable noise outside of these hours would then need to be reported to Environmental Health and would be dealt with through separate legislation.

9.4 Highways issues

Current parking policy, and the terms and conditions for Wiltshire’s resident parking permit schemes, are presented in ‘LTP3’, which is the third evolution of the Wiltshire Local Transport Plan. LTP3 sets out the Council’s objectives, implementation plans and targets for transport in Wiltshire for the period from March 2011 to March 2026.

Bedrooms	Minimum Spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor Parking	0.2 spaces per dwelling (unallocated)

The application site will increase from a three bed dwelling to a five bed dwelling, thus requiring a minimum of three off road parking spaces to be provided. The site has ample

room to the front to accommodate at least three parking spaces. There are no proposed changes to the existing vehicular access onto Old Blandford Road.

The Highways Authority has been consulted and has raised no objections to the proposals and are content that sufficient parking provision can be provided on site with no adverse impacts on highway safety.

9.5 Other Consideration.

- Officers note the objections received relating to the character of the development being more akin to a commercial property than a family home due to the internal layout with large ensuite bedrooms. Concerns are raised that the layout could lead to use as a hotel, house of multiple occupancy (HMO), Air B&B or care home and that associated additional traffic, noise, disturbance could arise which would be detrimental to the local area, highway safety though insufficient parking/turning for increased numbers of cars and visitors and neighbour amenity.

The property is a use class C3 residential dwelling and would likely require consent to change the use to a holiday let, hotel or care home, such impacts would be assessed at the time against relevant planning policy and guidance should any applications be submitted for such a proposal.

The increased use of drainage and septic tanks would be covered by building control during the build of the household extensions.

- In terms of concerns raised regarding potential loss of trees or greenery and impacts on wildlife. The proposals do not show any loss of greenery/trees and are located away from boundaries and existing trees/hedges. The site is not located within a conservation area and no tree preservation order are present on site, therefore the applicant (as could neighbouring dwellings) undertake works to trees/hedges without the need for consent at any time, this is not within the remit of planning in this instance. Any unlawful impacts on wildlife such as nesting birds would be covered by separate non planning legislation.
- Comments received from third parties that the removal of the garage raises concerns with what will be proposed in the future as a family home of this size will inevitably require a garage in some form. Officers will assess any future application for a garage or other works under the relevant planning policies and guidance at the time and cannot predict or comment on what might happen in the future.

10. Conclusion (The Planning Balance)

The application site relates to an existing residential dwelling located within an established residential area which comprises an eclectic mix of scale and design of residential properties. Whilst the proposed development does create a significant increase in size of the property both in terms of height and footprint, it is located within a large residential plot which can accommodate such an increase without detrimentally impacting the character of the area. The proposals are not considered to significantly harm neighbour amenity due to the siting and design of the proposals including the location of windows particularly when taking into account the existing situation on site.

The proposed development is therefore considered to comply with the above listed core policies within the Wiltshire Core Strategy and the aims of the NPPF.

RECOMMENDATION: Approve, 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. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan and block plan received 18/09/2024

Proposed site plan Drg no 22/0363/100.A received 18/09/2024

Proposed ground floor plan Drg no 22/0363/101A received 18/09/2024

Proposed first and second floor plan Drg no 22/0363/102.A received 18/09/2024

Proposed roof plan Drg no 22/0363/103.A received 18/09/2024

Proposed north and east elevations Drg no 22/0363/104.A received 18/09/2024

Proposed south and west elevations Drg no 22/0363/105.A received 18/09/2024

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match the existing dwelling (bricks and tiles) with painted timber for the rear bays and zinc cladding for the dormer windows.

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

4. Before the development hereby permitted is first occupied use, the two rooflights in the east facing roof slope serving the hobby room shall be glazed with obscure glass only to an obscurity level of no less than level 5 and shall be permanently fixed shut and shall be maintained and such for the lifetime of the development

REASON: In the interests of residential amenity and privacy

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), no window, doors or other openings other than those shown on the approved plans, shall be inserted in the east elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy

6. No construction shall take place on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: To minimise disturbance to nearby residents during the construction.

Informative - Party Wall

The applicant is requested to note that this permission does not affect any private property rights and therefore, does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Informative – Building control

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Informative - protected species

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a license from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.