CASE OFFICER'S REPORT

Application Reference: PL/2023/04952
Site address: Willow Cottage, Southampton Road, Salisbury, SP5 3EU

POLICIES

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide

Wiltshire Core Strategy
CP57 (Ensuring High Quality Design & Space Shaping)
CP67 (Flood Risk)

ISSUES

Character, design and visual impact
Neighbouring Amenity

RELEVANT PLANNING HISTORY

S/2000/0049 Extension to form new living room and bedroom and ancillary improvements. Approved
S/2001/0638 From private residence to commercial as 33 place childrens nursery plus alterations to access. Refused
S/2007/0665 Extensions to dwelling including single storey conservatory and 2 storey extension. Approved
14/02276/FUL Erection of single storey shelter to south elevation. Approved

Site Description

The application site relates to an extended detached linear residential property, erected perpendicular to the A36 which runs to the north of the site; the front of the dwelling faces west. The application site is in an isolated position in terms of other residential properties and is surrounded by fields to the west, south and east; to the north on the opposite site of the A36 is the Petersfinger Park and Ride site and Tescos.

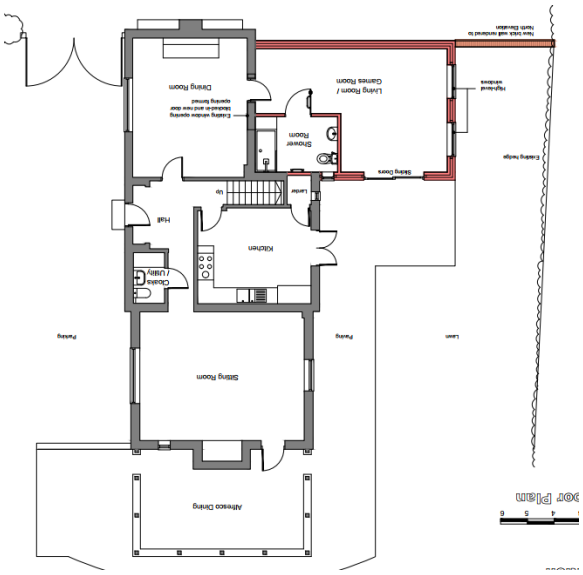
Proposals

The application is proposing to erect a single storey extension to the rear or eastern elevation of the existing dwelling. The proposed extension will form a barrier to the northern side of the dwelling separating the dwelling from the road, replacing the existing wooden fence. The proposals include continuing the north wall of the extension as a boundary wall across to the eastern boundary of the site. The proposals will be constructed with a mix of render to match the host dwelling for the north elevation and brick for the south and east elevations; roof tiles will be similar in appearance to those on the existing dwelling. .

Proposed site plan



Proposed floor plan



Proposed elevations

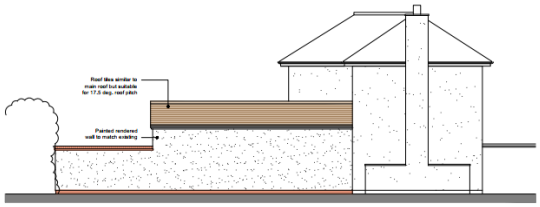


South Elevation



West Elevation





REPRESENTATIONS

City Council – None received

Third party representations – None received

ASSESSMENT:

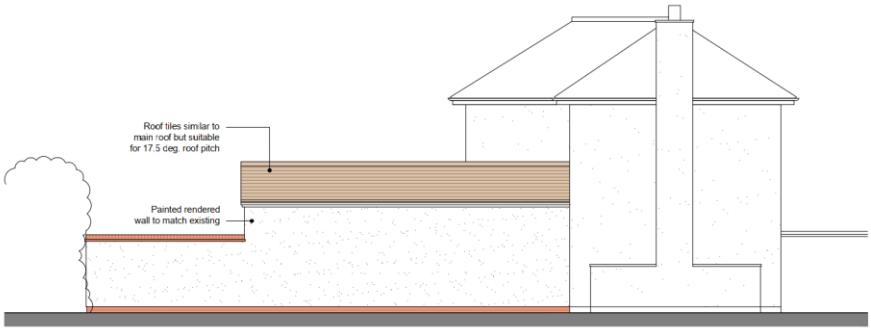
Character, design and visual impact

Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

The image below taken from Google maps shows the exsiting dwelling and views of the property from the A36, this shows how prominent the property is with the streetscape and any alterations

to the north elevation or boundary will have impacts on the character of the area. The proposed north elevation is also shown below for comparison.





The proposed extension is a large addition to the property and is a move away from the existing linear form. The scale and design of the proposed extension is however, subservient to the host dwelling and is to be constructed using matching and therefore complementary materials in this instance. The continuation of the northern wall to form a boundary wall is considered to be appropriate and preferable to the wooden fence. The proposed development will have a visual impact and will change the character of the host dwelling to a degree; however, it is not considered that the proposals constitute a harmful addition and therefore subject to a condition to ensure materials match the existing dwelling as shown on the submitted details no objections are raised.

The southern boundary of the site is partly within flood zone 2 however the development lies outside of the flood zones, there are therefore no concerns raised regarding flood risk.

Impact on neighbour 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.

There are no immediate neighbours who would be affected by the proposed development.

Conclusion

The proposed development is considered to be acceptable by reason of its design and materials, with no impact to neighbour amenity, and it is therefore considered to be in accordance with Core Policy 57 of the adopted Wiltshire Core Strategy and the aims of the NPPF.

RECOMMENDATION: Approve with 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:

Application form received 20/06/2023
Block and location plan dwg no 05 rev A received 31/07/2023
Proposed plans and elevations dwg no 04 rev C received 20/06/2023

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 in material, colour and texture those detailed on the application form and approved plans.

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