CASE OFFICER'S REPORT

Application Reference: PL/2023/04976 **Woodside, The Alley, Bishopstone, Salisbury**

PROPOSAL

This application seeks permission for a proposed new window and replacement door at the existing dwelling.

SITE DESCRIPTION/CONTEXT

The application site is a detached dwellinghouse located on the north side of The Alley, adjacent to the junction with Bridge Road, in the settlement of Bishopstone. The site is bordered by residential dwellings to the east and west, and by the highway to the south which is immediately adjacent to the principal elevation. The application site is under the same ownership as land to the south of the highway, as shown on the location plan submitted. The dwelling to the north east, The Three Horseshoes, is Grade II Listed. The proposal seeks permission for an additional first floor window to the east elevation, alterations to the existing porch and entrance door, and associated internal alterations. The streetscape is diverse, and predominantly rural landscape with residential dwellings of differing styles and layouts positioned along the along The Alley. The site lies within the Bishopstone Conservation Area, Cranbourne Chase and West Wiltshire Downs AONB, and within close proximity to a listed building.

RELEVANT HISTORY

S/1989/0140 Application Approved for Change of use from store (original dwelling) to dwelling and construction of joint parking area opposite with new access

POLICIES

National Planning Policy Framework (NPPF)

2. Achieving sustainable development
4. Decision-making
12. Achieving Well-designed places
16. Conserving and enhancing the historic environment

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 33: Spatial Strategy: Wilton Community Area

Core Policy 51: Landscape

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 58: Ensuring the Conservation of the Historic Environment

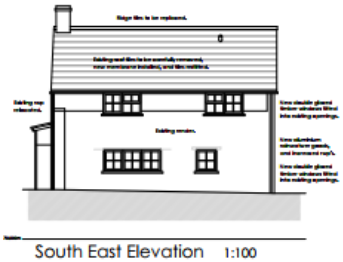
CONSULTATION

Parish Council:	None Received
Neighbour/third parties:	None Received

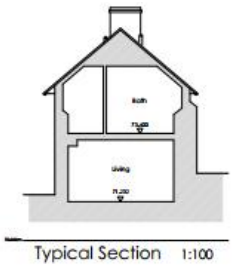
PLANNING ISSUES

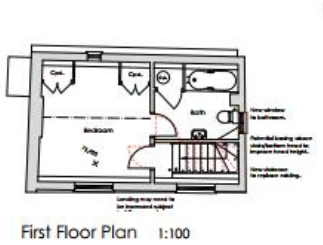
- Principle of Development
- Design, Scale, and Impact on the Character and Appearance of the Area
- Residential Amenity

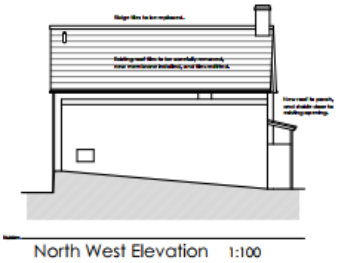
This application proposes an additional window to the north east elevation, replacement of the existing side access door and porch and associated internal alterations.



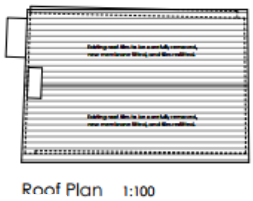


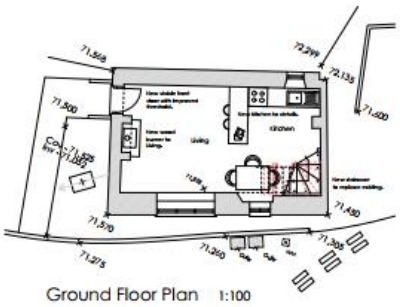












ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2044 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. At the current time of the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015).

Principle of Development

There is no objection to the principle of the development subject to consideration of all material planning issues and site-specific constraints.

Design, Scale and Impact on Character and Appearance of the Area

The proposed alterations will not alter the overall scale of the overall dwelling, and is well-contained within the residential curtilage of the site. The proposed materials are to mirror that of the existing dwelling, with timber windows and doors proposed. This will maintain the character of the dwelling, and ensure the development remains sympathetic to the broader setting of the site, mitigating the potential visual impact on the appearance of the Conservation Area and AONB. Maintaining the materials across the dwelling will ensure the works integrate suitably.

The proposal would create an additional first floor window to the north east elevation, to serve the existing bathroom, a replacement porch and stable door to the existing porch and entrance to the south west elevation. The additional window is of suitable scale, and style to match the existing fenestrations to the dwelling, and the proposed door is also considered suitable in maintaining the character of the dwelling. The proposed fenestration amendments and alterations are considered suitable given the existing residential use of the dwelling, and minor scale of the works. The site is positioned immediately adjacent to the highway, however the works are to the side elevations and would therefore not be of impact on the highway. The proposal has been designed to ensure there is no measurable impact on the Conservation Area or AONB. The proposal will maintain the character and appearance of the area and remain sympathetic to the broader landscape setting.

The dwellings neighbours Grade II Listed The Three Horseshoes, and therefore the development must not be of harm to the setting of the listed building. The alterations are minor, and the additional window remains suitably distanced from the adjacent dwelling. The window is to be implemented with obscure glazing to maintain privacy, and is to be finished in materials to match the existing dwelling. The works to the porch and entrance are not visible from the site of The Three Horseshoes and would not therefore be of impact on the setting of the listed building.

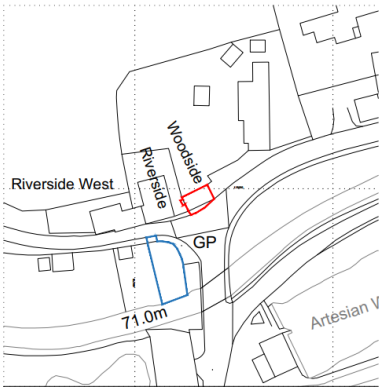


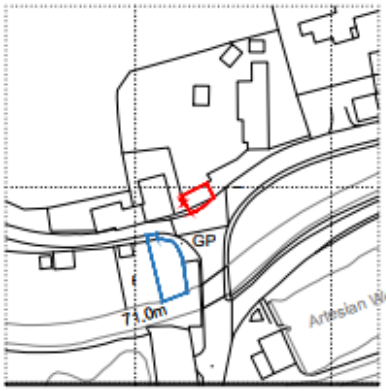


Due to the orientation of the dwellings along The Alley, the proposed window would not be directly in view of the neighbouring dwelling, and noting the scale and proximity of the dwellings, alongside the private garden which creates an additional distance from the side elevation of the application site, is not considered of detrimental impact on the setting of the listed building or other landscape designations in the area.

The impact of development on the character and appearance of the area has been assessed, and alongside compliance with the relevant policies of the WCS, there is no substantive reason for refusal. The development has utilised materials considered acceptable and complementary to the local area with no negative impact on the character of the dwelling, or the wider context and setting of the area. It is concluded that the proposal is of an appropriate scale and design, complimentary to the existing dwelling and its setting.

Residential Amenity

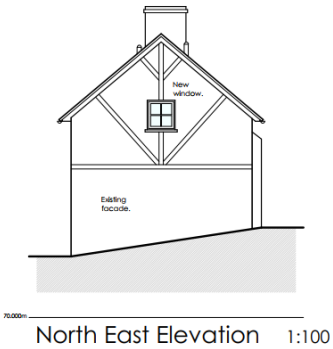




The potential impacts on neighbouring properties have been assessed, with no neighbour comments received during consultation. The site is bordered by residential dwellings to the north east and west. Due to the orientation of the dwelling, the works to the side elevations are in view of the neighbouring dwellings Riverside and The Three Horseshoes. The additional

window proposed to the north east elevation is to serve the existing bathroom. To ensure privacy is maintained, a condition has been included on this permission for it to be implemented with obscure glazing. The window is of minor scale and is proposed to allow light and ventilation to the first floor bathroom of the dwelling. Due to the orientation of the dwellings along The Alley, the side elevation has a partial view of The Three Horseshoes but is predominantly in view of the highway which continues to the north east and would not therefore be of harm to privacy or create additional opportunities for overlooking that would impact residential amenity for the immediate neighbour.





The works to the south west elevation are minor alterations at ground floor level, with no alterations to the siting, or scale, of the existing entrance and porch. The materials are considered suitable in maintaining visual amenity, and would not harm residential amenity for Riverside.

As no comments were received, the proposed alterations are contained within the existing elevations of the dwelling within the site boundaries, and is not of detrimental impact on neighbouring dwellings, there is not considered to be a measurably negative impact on residential amenity that would warrant refusal. Noting the scale of development, consideration for maintaining the style of the existing dwelling, mitigation measures to ensure privacy is maintained, and no measurable impact assessed on residential amenity, the development is considered suitable and in compliance with the relevant policy. Having no significant impact on residential amenity, there is deemed no reason for refusal.

CONCLUSION

The neighbour impacts, alongside assessment of the scale and design of the proposed works, have been considered. In terms of bulk and scale, the proposal would not harm amenity or the

character of the dwelling, or the area. The proposal is in accordance with the objectives of the relevant Core Policies in the WCS; CP1 Settlement Strategy, CP33 Spatial Strategy Wilton Community Area, CP51 Landscape where the proposal is informed and sympathetic to the character of the area and landscape setting, CP57 Ensuring High Quality Design and Place Shaping where the consistent sense of place is maintained through design and effective integration of the building into its setting, and where neighbour amenity has been fully assessed and considered, and CP58 Ensuring the Conservation of the Historic Environment where the proposed works are not of harm to the Conservation Area, setting of the adjacent listed building, or AONB. The application also adheres to the relevant objectives of the NPPF. It is therefore recommended that this application is approved with conditions.

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:

Location & Block Plan ref: 22019-100A Date Received: 01/08/2023

Existing Plans, Elevations and Sections ref: 22019-102 Date Received: 21/06/2023

Existing Site Plan ref: 22019-101 Date Received: 21/06/2023

Proposed Plans, Elevations and Sections ref: 22019-103A Date Received: 21/06/2023

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

3.Materials shall be as shown on the approved plans and application form.

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

4. Before the development hereby permitted is first brought into use the window in the north east elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and the windows shall be maintained with obscure glazing in perpetuity. REASON: In the interests of residential amenity and privacy.