CASE OFFICER'S REPORT

Application Reference:	PL/2023/05559
Application Type:	Householder planning permission
Site Inspection:	11th August 2023
Consultation ends:	7th August 2023
Target Date:	1st September 2023
Case officer:	James Repper

Site Address:	15 MONTAGUE ROAD, HARNHAM, SALISBURY, SP2 8NJ
Proposal:	Proposed Single storey and First Floor extensions and alterations
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site is a detached residential dwelling built in the chalet style which is slightly at odds with the prevailing designs on the road which is of mixed form two-storey dwellings. The road is a cul-de-sac located in an established residential area within the settlement boundary of the principal settlement of Salisbury, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 20 (Spatial Strategy for the Salisbury Community Area). The property is surrounded by other residential dwellings and their associated amenity and parking provisions, some of which have been subject to alterations and/or extensions over time.

PROPOSAL:

This is a householder planning application proposing a first-floor front extension creating a front gable and converting the property from a chalet style into a formal two-storey house, a single-storey extension to the entrance hallway, the addition of a front storm porch, a pitched roof replacing the flat roof on the garage, a single-storey rear extension under double pitched roofs plus associated works.

RELEVANT PLANNING HISTORY:
None

POLICIES:
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019

Wiltshire Core Strategy:
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP20 (Spatial Strategy for the Salisbury Community Area)
CP57 (Ensuring High Quality Design & Space Shaping)

Supplementary Planning Documents:
Creating Places Design Guide SPG (April 2006)

REPRESENTATIONS:

Salisbury City Council – No Comment

Letters – None Received

ISSUES:
The main considerations which are material to the determination of this application are listed below:

- Principle
- Character & Design
- Neighbouring Amenities

PLANNING ASSESSMENT:

Principle:
The site is located within a mixed 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. This principle acceptability is however subject to the detail, such as its implications for the character of the area and neighbouring amenities. These will, therefore, be addressed in more detail below.

Character & Design:
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. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality; A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

In this instance, it is considered that the proposed works are relatively minor in terms of scale and mass, and will be constructed of materials that either match the existing building or are additions considered to be acceptable and in keeping with the character of the immediate area. Whilst much of the work will be clearly visible from the public realm, the location of the property and the surrounding two-storey dwellings make the site currently appear incongruous in the street scene and the proposed works are considered to bring the form of the site more in line with the varied forms that make up this section of the cul-de-sac. As such the works visible from the public realm are considered to be a visual improvement to the amenity of the area and improve the street scene and enhance the character of the wider area. To the rear the proposed single-storey extension, whilst both relatively wide and deep, is considered to be in proportion to the site and surroundings whilst maintaining an acceptable level of separation from the neighbouring boundaries and due to the double dual-pitched roofs, is of limited height. Overall it is considered that the proposed works are of an acceptable scale, mass, height and design to maintain the character of the application site whilst leading to an improvement to the visual amenity of the street scene and an enhancement of the character of the surrounding area.

Neighbouring Amenities:
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.

Due to the locations of surrounding properties and the maintained separation between the application site and its near neighbours, combined with the limited height of the proposals to the rear, it is considered that there would be no tangible effects on the enjoyment of designated amenity spaces available to the occupiers of neighbouring properties.

CONCLUSION:
The proposal would be of an acceptable overall scale and would result in limited implications for the character of the street scene. Similarly, it is considered that the proposal would be unlikely to have a significant impact on the amenities enjoyed by the occupiers of neighbouring properties.

The proposal would therefore accord with the aims and objectives of the Wiltshire Core Strategy and other Government guidance and is recommended that planning permission be granted for the proposal.

RECOMMENDATION:
Approve subject to the following conditions

Conditions: (2)

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 and documents:

Application Form & Certificate Received 7th July 2023
Plans Ref:
Site, Block & Location Plan Received 7th July 2023
Proposed Elevations DWG: 23/0376/102 Received 7th July 2023
Proposed Floor Plans & Roof Plan DWG: 23/0376/101 Received 7th July 2023

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