CASE OFFICER'S REPORT

Application Number: PL/2023/05420

Address: 84 Spire View, St Ann Street, Salisbury. SP1 2DX

Proposal: Erection of timber framed building on brick plinth to accommodate indoor swimming pool

Date of Inspection:
N/A
Consultation Expiry:
10/08/23
Press Advert:
18/08/22

POLICIES
National Planning Policy Framework and the NPPG

Wiltshire Core Strategy
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 24: Spatial Strategy: Southern Wiltshire Community Area Core Policy 57: Ensuring high quality design and place shaping
Core Policy 58: Ensuring the conservation of the historic environment Core Policy

Planning (Listed Building and Conservation Areas) Act 1990
Section 72

REPRESENTATIONS :

Salisbury City Council – No comments received

Conservation – No objection

Third Party Comments **–** None received

Assessment

- Principle
- Scale, design and impact on the character and appearance of the area
- Impact upon the setting of a Listed Building and the Conservation Area
- Impact on neighbouring amenity

Scale, design and impact on the character and appearance of the Conservation Area and setting of a Listed Building

Wiltshire Core Strategy Core Policy 57 states:

> *A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire….*
>
> *In addition, The Conservation policies of the local plan and the NPPF seek to ensure that the existing significance, character and setting of the Conservation Area and any listed buildings would be preserved or enhanced.*

84 Spire View is a two-storey Grade II listed, end of terrace residential property set within a large long plot within the conservation area of Salisbury.

The application seeks approval for a detached timber outbuilding within the rear garden to house an indoor swimming pool with associated pump room.

The proposed ancillary outbuilding is single storey in scale and is of a sympathetic design for a garden setting. In addition, outbuildings are common within such a setting and given the size of the overall plot the addition would sit comfortably and still appear subservient to the main dwellinghouse.

The property is well screened from the dual carriageway by a high wall and dense hedging ensuring the structure is not overbearing or visual prominent from the public realm.

The overall simple timber design is complimentary to the host dwelling and the wider locality, and the materials proposed are considered to be appropriate for the character and appearance of the Conservation Area and be suitable for the setting of the Heritage Asset. Furthermore, the outbuilding would be positioned a significant distance away from the host dwelling itself.

The Councils Conservation officer was consulted on the proposal and raised no objection and provided the following comment:

The site has been subject to a number of applications in the last few years, and whilst never refused, the proposal for a second garage was discouraged. That said, the previous proposal (in PL/2022/03731) had the building against the eastern boundary wall. The position of the current proposal is away from the roadside and is reasonably screened by vegetation. The distance from the principal listed building is such that I consider the impact would be slight and it would be acceptable as an outbuilding. Materials specified are fine. I would stress that the building must be built as shown on the drawings, not with deeper eaves for instance.
I am satisfied that the proposal would preserve the character and setting of the listed building and the Salisbury City CA, in accordance with the aims of sections 66 and 72 of PLBCA Act 1990, the NPPF and CP58.

The overall design and use of materials are welcomed and is sympathetic to the Heritage asset and its setting, with no negative visual impact from the streetscene preserving the overall character and appearance of the Conservation Area. Therefore, the proposal is considered to comply with Core Policies 57 & 58.

Impact upon Residential Amenities

Policy CP57 also states:

vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)

Due to the plot size, and proposed position, such an outbuilding is not considered to pose any harm in terms of being overly dominant or overbearing.

The building would be well stepped back from the shared boundary with number 82, and being single storey in scale with no side elevation windows being proposed it would not result in any adverse effects upon any residential amenities in regard to overlooking or loss of privacy.

In addition, the outbuilding would be sited a significant distance away from the property itself and the pool and pump room would be fully enclosed and therefore is not considered to pose any detrimental harm in relation to unacceptable noise levels, particularly when considering the location being in close proximity to the A36.

A condition can be placed upon any approval ensuring the outbuilding remained ancillary to the main house only.

Therefore, the proposal is considered to comply with Core Policy 57 in preserving residential amenities of any neighbouring properties.

Conclusion:

On balance, the proposal is considered to be acceptable and would not result in any adverse harm upon the overall character and appearance of the Conservation area or negatively impact the historic interest of the Heritage Asset itself, which could warrant a refusal. The proposal is therefore considered to be in accordance with the NPPF, Core Policy 57, 58, Planning (Listed Building and Conservation Areas) Act 1990 Section 72.

RECOMMENDATION: Approve, subject to conditions.