CASE OFFICER'S REPORT

Application Number: PL/2023/06068

Address: 12 Springfield Park, Tisbury, Salisbury, SP3 6QN

Proposal: Remove existing conservatory. Construct garden room, porch and first floor bedroom. Convert integral garage to utility room and carry out internal alterations.

Date of Inspection:	N/A
Publicity Expiry	07/09/23

POLICIES

National Planning Policy Framework and the NPPG

Wiltshire Core Strategy
CP57 – Ensuring high quality design and place shaping
CP61 – Development and transport

Saved policies H31 and C24 – extensions/outbuildings

ISSUES

- Principle
- Scale, design and impact on the character and appearance of the area
- Impact on neighbouring amenity
- Parking provision/Highways

REPRESENTATIONS :

Tisbury Parish Council – No objection

Highways – No objection, subject to conditions

No further comments were received

ASSESSMENT:

The application site is a detached residential property set within a sizeable plot in a prominent position along Springfield Park. The proposal seeks approval to replace the existing rear conservatory with a garden room, erect a first floor (to allow for improved bedroom sizes and an ensuite) above the existing garage, which would be converted into a new entrance with utility and store room.

1. **Principle**

The application must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF confirms that applications must be determined in accordance with the development plan and that proposals which conflict with the development plan should be refused unless material considerations indicate otherwise. (Section 70(2) of the Town and Country planning Act and Section 38(6) of the Planning and Compensation Act 2004). The NPPF is

also a significant material consideration and due weight should be given to the relevant policies in existing plans according to their degree of consistency of the framework.

2. **Scale, design and impact on the character and appearance of the area**

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….

The existing conservatory is not considered to be of any aesthetical value to the property and the proposed garden room would be positioned upon its footprint projecting further into the garden.

The proposed scale and design of the garden room would sit sympathetically upon the host dwelling and its setting. Being to the rear it would not have any impact upon the streetscene.

The proposed first floor extension would be visual within the public realm, however, its design ensures it appears as a subservient addition, being well stepped down from the existing ridge height.

The proposal to convert the existing garage results in minor visual alterations to the front elevation which are not considered to pose any harm to the overall character and appearance of the area.

The overall scale and proposed materials for the works are considered to be acceptable and would respect the host dwelling and the wider locality.

The extensions and garage conversion is considered to be of appropriate designs which do not pose any visual harm upon the overall character and appearance of the area. The proposal is therefore, in compliance with the requirements of Core Policy 57.

2. Impact on neighbouring amenity

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)

The proposed garden room would be located within the existing position of the conservatory, which is to be removed. Its position is close to the shared boundary with number 14. Although it is proposed to have a greater depth than the existing, the single storey scale, sloping roof and being stepped back from the boundary, ensures its presence would not be overbearing.

The first-floor extension would be stepped back and angled away from the shared boundary with number 10. The subservient design and spacing between the plots ensures the addition would not be dominant or result in any loss of light or overshadowing.

The first floor extension does not propose any first floor side elevation windows or openings, which could potentially impact the occupants of number 10. The proposal incorporates a window within the front elevation with an outlook onto the highway and rearward facing window, serving the same bedroom, with an outlook upon the application sites rear garden.

It is noted that there is a certain level of mutual overlooking within such residential areas and this rearward window would be visible from the rear of the garden area of number 10, however, as the extension is angled away from this property, any views would be oblique and would not result in any direct overlooking. Therefore, the proposal is not considered to pose any significant harm regarding overlooking or loss of privacy.

It is considered that the proposal does not adversely affect the residential amenities of any neighbouring properties, In line with Core Policy 57.

3. Highways

Due to the application involving the loss of a garage the Councils Highways Officer was consulted and provided the following comments:

The service strip is shown on the submitted plans and the parking spaces are adequate in size in line with the councils requirements.

Conclusion:

On balance, the proposal is considered to be acceptable and would not result in any adverse harm which could warrant a refusal. The proposal is therefore considered to be in accordance with the NPPF and Core Policy 57, 61 and saved policies H31 and C24.

RECOMMENDATION: Approve, subject to conditions.