CASE OFFICER'S REPORT

Application Reference: PL/2023/06052 77 Woodbury Gardens, Harnham, Salisbury

PROPOSAL

This application seeks permission for a single storey side extension and associated works.

SITE DESCRIPTION/CONTEXT

The application site is a semi-detached dwellinghouse on the north east side of Woodbury Gardens in the residential settlement of Harnham. The site is accessed directly from the main highway, with the principal elevation at 90 degrees to the highway and shared access to no.77, 75, 73 and 71 along the north western boundary of the application site. The site has a private residential garden extending to the south east, with a detached single garage at the rear, also accessed directly from the highway. The dwelling is attached to neighbouring no.75 along the north east elevation. The site is bound by residential dwellings to the north east, and north west, and by the highway to the south west. The proposed works are to the side elevation, adjacent to the highway.

RELEVANT HISTORY

S/2000/0267 Application Approved for Erection of a detached single garage (Retrospective)

POLICIES

National Planning Policy Framework (NPPF)

2. Achieving sustainable development

4. Decision-making

12. Achieving Well-designed places

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 20: Spatial Strategy: Salisbury Community Area

Core Policy 57: Ensuring High Quality Design and Place Shaping

CONSULTATION

Neighbour/third parties:	None Received
Parish Council:	No Comment

PLANNING ISSUES

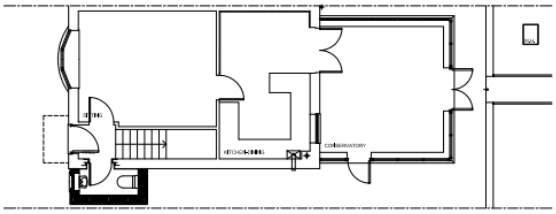
- Principle of Development
- Design, Scale, and Impact on the Character and Appearance of the Area
- Residential Amenity

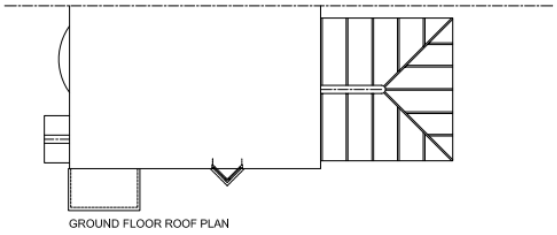
This application proposes to single storey side extension to form a W.C. finished in painted timber cladding.


SIDE ELEVATION


FRONT ELEVATION


REAR ELEVATION




GROUND FLOOR ROOF PLAN

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

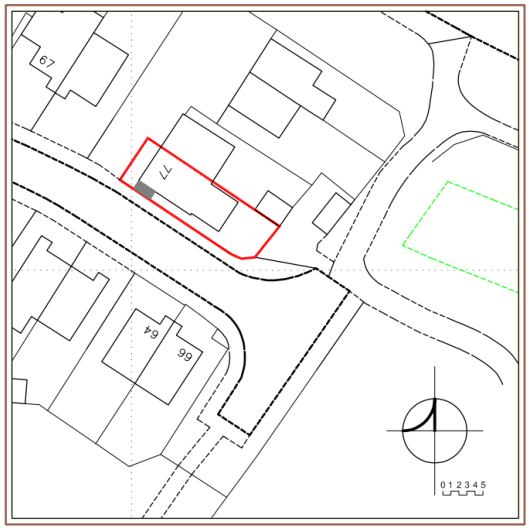
The proposed extension is to the side elevation of no.77 Woodbury Gardens. The extension is small in scale and remains subservient to the size of the existing dwelling. The works are not considered overly prominent or of potential harm to the visual amenity of the area, noting the

residential setting and minor scale of the proposed development. The proposed materials and design of the extension are deemed appropriate with an enclosed timber clad structure which is considered suitable in the residential context. The extension is proposed to extend from the side elevation by 1.2 metres, adjacent to the side boundary, and in line with the front elevation. This is considered suitable and ensures the works will maintain the existing character of the dwelling, with no significant alterations proposed, reducing the potential impact on the broader setting. The character of the dwelling, or of the broader area, would not be harmed by the proposed extension and is considered sympathetic in scale and design.

The Parish council responded to consultation with no comment and there were no other comments received during consultation. 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 deemed no reason for refusal. The proposed scheme is to be finished in materials considered acceptable and complementary to the local area with no negative impact on the character of the dwelling, or the wider context of the area. The scale of development is minor, and the proposed scheme is not considered detrimental to the existing streetscape. It is concluded that the proposal is of an appropriate scale and design, complimentary to the existing building and its setting.

Residential Amenity





The potential impacts on neighbouring properties have been assessed, with no comments received during consultation. The existing footprint is proposed to be increased marginally to accommodate a ground floor W.C. The attached neighbour would not be negatively impacted by

the proposed extension as it is to the side elevation adjacent to the highway. The extension features one window to the front elevation, which is in view of the side elevation of no.69. The proposed window is small, and a condition has been included on the permission for it to be implemented with obscure glazing to maintain privacy for both the applicants and immediate neighbours to the north west. No additional fenestrations are proposed, and therefore there is no concern raised regarding impact on residential amenity.

The potential impact on highway safety has been considered, with the proposed works adjacent to the junction of the shared access to neighbouring dwellings and the highway. As this is not a through road, there is not likely to be vehicles travelling at excessive speeds joining the highway. It is therefore concluded that the impact on visibility from the south east as a result of the development is not of harm to highway amenity or safety.

Given the residential setting, the addition of a small side extension is deemed suitable and will effectively integrate into the streetscape. No objections were received and considering the scale of development, it is not seen to be detrimental to existing neighbour amenity, nor will it impose on the neighbouring property in terms of bulk and privacy. The height and scale of the proposed development is in compliance with the relevant policy, and having no significant impact on residential amenity, there is deemed no reason for refusal.

CONCLUSION

The neighbour impacts and comments received have been taken into consideration. In terms of the 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, CP20 Salisbury Community Area Spatial Strategy and CP57 Ensuring High Quality Design and Place Shaping where the proposal compliments the local context and is sympathetic to neighbour amenity through a positive response to the existing landscape features, and effectively integrates the building into its setting. The application also conforms to the aims of the NPPF. It is therefore recommended that this application be 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:
Block Plan ref: Rev A Date Received: 20/07/2023
Existing Plans& Elevations ref: 1397/01 Rev A Date Received: 20/07/2023
Location Plan ref: 408-02-001 Date Received: 20/07/2023
Proposed Plans & Elevations ref: 1397/02 Rev D Date Received: 20/07/2023
REASON: For the avoidance of doubt and in the interests of proper planning.

3.Materials to be used in the construction of the works hereby permitted shall be as stated on the application form and approved plans.
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 front elevation of the W.C. shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and the window shall be maintained with obscure glazing in perpetuity.
REASON: In the interests of residential amenity and privacy.