CASE OFFICER'S REPORT

Application Reference: PL/2023/07125 Brookmead, Lower Road, Britford, Salisbury

PROPOSAL

This application seeks permission for the construction of a single storey rear extension and associated alterations.

SITE DESCRIPTION/CONTEXT

The application site is a detached dwellinghouse located on north east side of Lower Road, in the rural settlement of Britford. The dwelling is positioned centrally within the site, set back from the highway and distanced from the boundaries to the north, east and south. The principal elevation of the dwelling is positioned adjacent to the main highway with detached single garage sited along the northern boundary. The site has a substantial residential curtilage that extends primarily to the east and is bordered by residential dwellings to the north and south. The eastern boundary is adjacent to open fields. The site is located in Flood Zones 2 and 3, and an FRA has been provided. The proposal seeks to construct a single storey extension to the side and rear elevations, to create additional ground floor living space, with associated internal alterations. The site is set within the Salisbury Conservation Area, with the boundary falling along the rear boundary of the application site.

RELEVANT HISTORY

None

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 51: Landscape

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 58: Ensuring the Conservation of the Historic Environment

Core Policy 67: Flood Risk

The Planning (Listed Building and Conservation Area) Act 1990

Section 66

Section 72

CONSULTATION

Parish Council: No Objection

Neighbour/third parties: No Objection

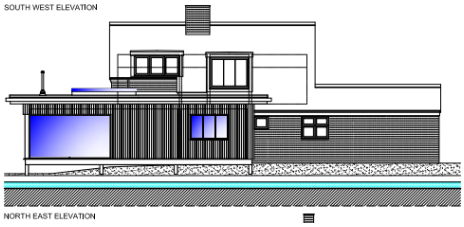
PLANNING ISSUES

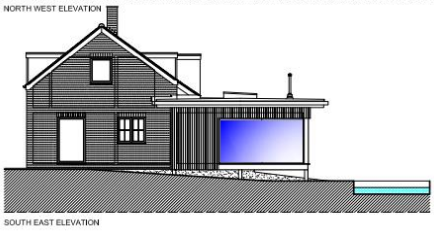
- Principle of Development
- Design, Scale, and Impact on the Character and Appearance of the Area
- Residential amenity

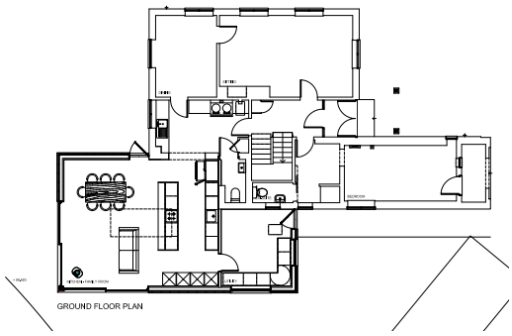
This application proposes to construct a single storey, flat roof, rear and partial side extension to the existing dwelling, to form additional ground floor living accommodation and associated internal alterations.

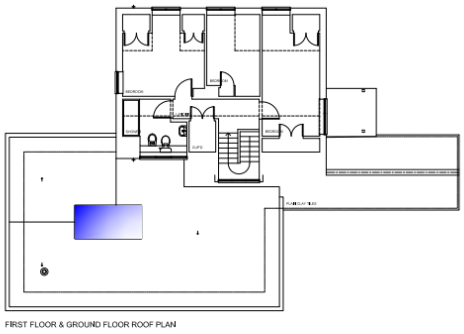












ASSESSMENT

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 Conservation Area

The proposed scheme features alterations to the rear and side elevations of the dwelling, which has been assessed on the potential impact on the character and appearance of the area. The materials proposed for the development are considered complimentary, with timber cladding proposed to the external walls, and EPDM flat roof covering to the roof of the extension. The existing dwelling is finished in brick and timber cladding, therefore the proposed external materials, maintained across the extension, will ensure conformity with the area and mitigates the potential visual impacts on the broader setting. The development proposed remains subservient in scale to the existing dwelling, with the proposed extension to envelope the side and rear of the main dwelling. The design and finish of the extension is consistent across the development, with the flat roof continuing along the side and around the rear of the dwelling. The extension is designed with a central roof lantern and glazing predominantly to the north east and south east elevations, in view of the private rear garden.

The site is set within the Conservation Area, with Grade II Listed Thatch cottage to the south, and Grade II Listed Moat House to the north of the application site. The proposed works are to envelope the existing elevations of Brookmead, utilising suitable materials to ensure appropriate integration of the development into the site and broader setting. The scale of the curtilage maintains a significant distance from the external elevations of the extension to the nearby heritage assets, therefore it is asserted that there would be no negative impact on the Conservation Area, or on the wider Historic Environment, in line with the relevant policy considerations.

The scale of development and proximity to the boundary has been fully considered by the Officer. Although it is acknowledged that the works will extend the ground floor of the dwelling significantly, the scale of the residential curtilage ensures this would not be of harm to the character or setting of the area and maintains the visual appearance of the dwelling considering the rural setting and Conservation Area. The proposed development will extend the dwelling to the north east, towards the rear boundary of the site. As this is adjacent to open fields, and remains over 25 metres from the boundary, the extension is not considered of harm to visual amenity or the broader setting of the site.

As the extension is of single storey construction, the proposed extension is not considered overly prominent or of harm to visual amenity for the surrounding dwellings. The development is not seen of detriment to the landscape or character of the area as it will envelope the existing dwelling and remains at single storey level, with a similar roofline to the ground floor bedroom which extends to the north west and creates a cohesive appearance across the dwelling.

Comments from the Archaeology consultee, following a response of no objection to the application, acknowledging the relevance of the sites location just beyond the south-west corner of the moat that surrounds the 17th Century, Grade II Listed, Moat House. Brookmead lies outside of the area of the moated site, and noting the modest footprint of the proposed extension, close to the existing building, the Archaeology consultee concluded that it would not be proportionate to recommend an archaeological response to the proposal and therefore no further action is required.

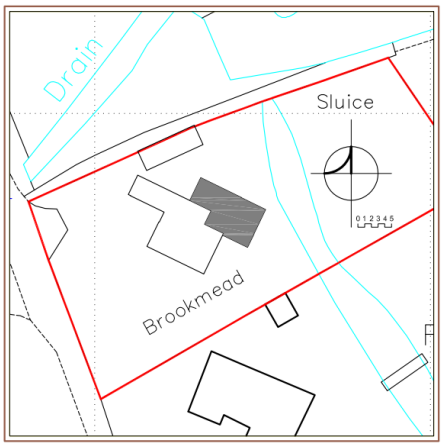
The site falls within Flood Zones 2 and 3, therefore a Flood Risk Assessment must be provided. The FRA supplied with the application details the below mitigation measures:

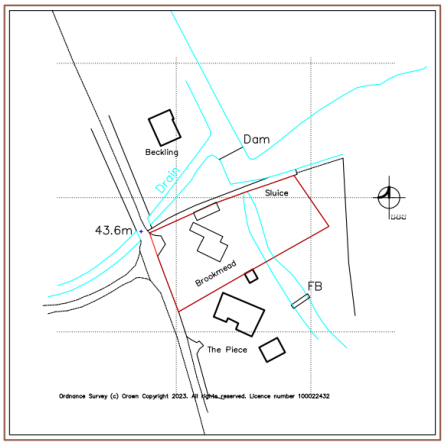
- Building formed of concrete piles with a case concrete ring beam topped off with concrete beam and block flooring;
- New floor to be set at a height to match the existing floor level of the main house;
- The existing external surrounding ground levels will be retained and maintained upon completion;
- The new floors shall not incorporate any low-level sub floor ventilation, nor will cavity walls incorporate any low-level air-bricks as background ventilation;
- Where practical, all electrical services will be routed down from ceiling level and set at levels in the fabric higher than standard.

The proposed measures have been conditioned on this permission, to ensure the site and proposed extension does not pose further flood risk, and to conform with the recommendations of the Environment Agency and relevant policy. As the site is already developed for residential use, and considering the scale of the proposed development, the impact of the site's location in Flood Zones 2 and 3 does not warrant refusal of permission. Maintaining the remaining site as residential private garden also ensures the proposed extension will not be of measurable detrimental impact on rainwater run-off and rainwater infiltration to soil and ground.

The proposed works remain contained within the boundaries of the site and are not considered of visual harm to the setting or vernacular of the street as it would not be visually prominent from the principal elevation and highway. The proposed works are considered suitable in design and scale and would not be of detrimental impact on the character of the area or Conservation Area. The extension will extend the host dwelling into the private rear garden, within the residential curtilage. Based on the assessment of the scale and design of the development, and the potential impact on the area, it has been concluded that the works remain complimentary to the locality, and will effectively integrate the development into its setting, in terms of height, mass, rooflines and built form.

Residential Amenity





The potential impacts on neighbour properties and living conditions has been considered, with no comments received during consultation. Impact on residential amenity has been assessed, with the dwelling bordered by residential dwellings to the north and south. The main dwelling remains suitably distanced from the site boundaries, and the extension would not be of further impact as is it centrally positioned on the site, to the rear of the dwelling. The proposed works are of suitable scale, at single storey level, with the roof height continued along from single

storey extension to the north west of the dwelling. This is not considered of harm to privacy or to provide additional opportunities for overlooking which would harm residential amenity. The additional fenestrations along the south west elevation are at round floor level, facing the boundary shared with neighbouring The Piece. Due to the pitch and height of the roof, the extension would not provide further overlooking or harm to privacy, and noting the position of the dwellings, would be set back from the side elevation of the neighbouring dwelling. The windows and doors proposed to the north east elevation will open out into the private rear garden.

Based on the above assessment, it is assured that the proposed works will not have a measurable negative impact on existing amenity, nor will it impact the existing privacy of neighbouring dwellings. The height and scale of the proposed extension will not cause a significant loss of daylight, sunlight or privacy as a result of the proposed works. In compliance with the relevant policy, and having assessed the potential impact on residential amenity, there is deemed no reason for refusal.

CONCLUSION

The neighbour impacts, alongside the comments received during consultation, have been taken into consideration. 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, CP20 Spatial Strategy Salisbury 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, ensuring neighbour amenity has been fully assessed and considered through design, integration and scale within the setting of development, CP58 Ensuring the Conservation of the Historic Environment where the design remains sympathetic to the Salisbury Conservation Area, and has been designed to envelope the existing dwelling, having no significant impact on the setting of the adjacent listed buildings, and CP67 Floor Risk where suitable mitigation measures have been suggested due to the sites position in Flood Zones 2 and 3. The application also conforms to the aims of the NPPF and the relevant sections mentioned from The Planning (Listed Building and Conservation Areas) Act 1990. 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:

Existing Plans & Elevations ref: 1462 - 01 Rev B Date Received: 23/08/2023

Proposed Plans & Elevations ref: 1462 – 02 Rev C Date Received: 23/08/2023

Location Plan Date Received: 21/08/2023

Block Plan Date Received: 21/08/2023

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.The mitigation measures detailed in the approved Flood Risk Assessment (FRA) [Submitted 23/08/2023] shall be carried out in full prior to the first bringing into use of the development.

REASON: In the interests of flood prevention.