# CASE OFFICER'S REPORT

**Application Reference: PL/2023/06390 49 Netherhampton Road, Salisbury**

## PROPOSAL

This application seeks permission for the variation of condition 2 (approved plans) on PL/2021/04040 to change the exterior finish from hanging plain tiles to PVC cladding.

## SITE DESCRIPTION/CONTEXT

The application site is two-storey semi-detached dwellinghouse located on the south side of Netherhampton Road, in the settlement of Salisbury. The site is set within a dense residential context, with the principal elevation adjacent to the main highway. The property occupies a narrow plot, with side access leading to a detached garage and substantial rear garden. The approved works under application PL/2021/04040 were for a proposed two storey extension, to create a first-floor extension with three steel columns supporting the first-floor element. The site is bordered by residential dwellings to the east, south and west, and by the highway to the north. The application was approved with hanging plain tiles for the exterior finish; however, a VAR has been submitted to amend this to PVC cladding.

## RELEVANT HISTORY

PL/2021/04040 Application Approved for Proposed first floor extension
17/12334/FUL Application Approved for Proposed rear flat roof extension

## 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 23: Spatial Strategy: Southern Wiltshire Community Area
Core Policy 51: Landscape
Core Policy 57 Ensuring High Quality Design and Place Shaping

**CONSULTATION**

Neighbour/third parties: None Received

Parish Council: No Comment

This application is seeking to amend condition 2 of planning approval PL/2021/04040.

Condition 2 of the permission is worded as follows:
The development hereby permitted shall be carried out in accordance with
the following approved plans:
Location Plan Date rec. 14/04/2021
Block Plan Date rec. 14/04/2021
Drg. no. 21011/1 F F Plan Date rec. 14/04/2021
Drg. no. 21011/2 Elevations, Section, Roof Plan Date rec. 14/04/2021
REASON: For the avoidance of doubt and in the interests of proper planning.

The application details that the applicants wish to amend the approved hanging tile on the exterior to PVC cladding. The condition is sought to be varied for the exterior finish of the extension to be implemented in PVC cladding in Anthracite Grey, as per the specification provided in the application documents and clarification in email exchange dated 19/10/2023.

**ASSSESSMENT**

Application PL/2021/04040 for the proposed first floor extension was approved in June 2021. The Officer noted that CP57 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. They stated that the exterior walls would be tile hung and roof tiles are proposed to match the existing. The host dwelling is finished in painted render, and as such the proposed grey coloured PVC cladding is considered appropriate. The site is set within a diverse residential setting, and as previously asserted in the original permission (PL/2021/04040), there is a mix of properties on Netherhampton Road and therefore on balance, the scale, siting and design of the development proposal are considered acceptable.

This application seeks to amend condition 2, to revise approved plans which specified the external finish of the extension was to be implemented with plain hanging tiles. The Parish

Council have responded with no comment to the application to vary condition 2 to anthracite grey PVC cladding, and no other comments were received during consultation.

No further changes are proposed to the application. It is therefore considered that condition 2 of PL/2021/040404 can be amended to reflect the revised external materials that the applicants have sought permission for in this application. This condition was added in the avoidance of doubt, and in the interests of proper planning, therefore amending this to reflect the intended materials is suitable. The condition remains relevant and can be varied to the revised external materials which ensures that it will remain complimentary to the locality, and effectively integrates the development into the setting and existing dwelling.

**CONCLUSION**

It is considered that condition 2 was imposed on the original permission to ensure the development was not of detrimental impact on the visual amenity of the area, and conformed to the approved plans. As the external cladding was included on the proposed plans, the condition will be amended to revise the plain hanging tiles to anthracite grey PVC cladding as requested in the application. It is asserted that all other conditions on the original decision remain pertinent and have also been reimposed as appropriate. A new permission is therefore issued to include the following 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:
Location Plan Date rec. 14/04/2021
Block Plan Date rec. 14/04/2021
Drg. No. 21011/1 F F Plan Date rec. 14/04/2021
Drg. No. 21011/2 Rev A Elevations, Section, Roof Plan Date rec. 22/08/2023
REASON: For the avoidance of doubt and in the interests of proper planning.

3.There shall be no windows inserted in the side elevation of the existing hereby approved.

REASON: In the interests of amenity.

Informatives:
The applicant is required to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowners consent before such works commence.
If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.