CASE OFFICER'S REPORT

Application Reference: PL/2023/07634
Site Address: 15 MONTAGUE ROAD, HARNHAM, SALISBURY, SP2 8NJ
Date of Site Visit: 11th August 2023
Publicity Expired: 6th October 2023
Target Date: 2nd November 2023

SITE DESCRIPTION:
The application site is a detached residential dwelling built in the chalet style which is slightly at odds with the prevailing designs on the road which is of mixed form two-storey dwellings. The road is a cul-de-sac located in an established residential area within the settlement boundary of the principal settlement of Salisbury, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 20 (Spatial Strategy for the Salisbury Community Area). The property is surrounded by other residential dwellings and their associated amenity and parking provisions, some of which have been subject to alterations and/or extensions over time.

PROPOSAL:
This is a householder planning application proposing a first-floor front extension to an existing dormer, a single-storey extension to the entrance hallway, the addition of a front storm porch, a pitched roof replacing the flat roof on the garage, a single-storey rear extension under double-pitched roofs plus associated works. The application is submitted as an amendment to the to the previously approved PL/2023/05559

RELEVANT PLANNING HISTORY:
PL/2023/05559 - Proposed Single storey and First Floor extensions and alterations – Approved subject to conditions 30th August 2023

POLICIES:
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019

Wiltshire Core Strategy:
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP20 (Spatial Strategy for the Salisbury Community Area)
CP57 (Ensuring High Quality Design & Space Shaping)

Supplementary Planning Documents:
Creating Places Design Guide SPG (April 2006)

REPRESENTATIONS:

Salisbury City Council – No Comment

Letters – None Received

ISSUES:
The main considerations which are material to the determination of this application are listed below:
- Principle
- Character & Design
- Neighbouring Amenities

PLANNING ASSESSMENT:

Principle:

The site is located within a mixed residential area within the principal settlement of Salisbury. Core Policies 1 and 2 of the WCS set out a settlement and a delivery strategy for the city and confirm that within a Principal Settlement, the principle of development is considered acceptable.

Furthermore, the site is already in use for residential purposes and the principle of extensions or additions to be used in association with the existing residential use of the site is accepted. This principle acceptability is however subject to the detail, such as its implications for the character of the area and neighbouring amenities. These will, therefore, be addressed in more detail below.

Character & Design:
Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality; A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

In this instance, it is noted that this application is a carbon copy of the previously approved PL/2023/05559 other at ground floor level. The only alteration to the previous application relates to the roof space. Whereas the previous application included a new gable frontage this application seeks to extend the existing front dormer by a mere 1.5m. As the planning policy landscape has not changed since the 30th of August it is considered that the previously approved elements are still acceptable and the slight increase in the front dormer would have no detrimental effect on the street scene or character of the area.

Neighbouring Amenities:
WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should "*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"*. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

Due to the locations of surrounding properties and the maintained separation between the application site and its near neighbours, combined with the limited height of the proposals to the rear, it is considered that there would be no tangible effects on the enjoyment of designated amenity spaces available to the occupiers of neighbouring properties.

CONCLUSION:
The proposal would be of an acceptable overall scale and would result in limited implications for the character of the street scene. Similarly, it is considered that the proposal would be unlikely to have a significant impact on the amenities enjoyed by the occupiers of neighbouring properties.

The proposal would therefore accord with the aims and objectives of the Wiltshire Core Strategy and other Government guidance and is recommended that planning permission be granted for the proposal.

RECOMMENDATION:
Approve subject to the following conditions

1. **WA1** 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. **WM13** The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form & Certificate Received 7th September 2023
Plans Ref:
Site, Block & Location Plan Recevied 7th September 2023
Proposed Elevations DWG: 23/0376/102.A Received 7th September 2023
Proposed Floor Plans DWG: 23/0376/101.B Received 7th September 2023

REASON: For the avoidance of doubt and in the interests of proper planning.

Informative:

1. It is brought to the attention of the agent and applicants that this application has been submitted as an amendment to the previous application PL/2023/05559. Therefore this permission replaces that of PL/2023/05559 thus rendering the previous permission null and void.