CASE OFFICER'S REPORT

Application Reference: PL/2023/06239
Site Address: 43 Hulse Road, Salisbury, SP1 3LU
Publicity Expired: 22nd August 2023
Original Target Date:19th September 2023
Extended Target Date 29th September 2023

SITE DESCRIPTION:
The application site is a substantial, detached, residential dwelling located within the settlement boundary of the Principle 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 site is surrounded by other residential dwellings and their associated amenity and parking provisions, some of which have been subject to alterations and extensions over time.

PROPOSAL:
This is a householder planning application proposing the demolition of the existing detached, flat-roof garage, the creation of a new pitched roof garage attached to the main dwelling, alterations to the main building's wings to create symmetrical wings by altering the rooflines, adding ground-floor bays to the front, first-floor extension to the Northwest elevation, additional Juliette balconies to each rear wings, internal alterations to the second-floor roof space and associated works.

RELEVANT PLANNING HISTORY:
None

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:

Highways – No Objection

- Parking provisions will remain the same for this large house, however, the new garage is bigger in size and set back further from the highway affording better visibility.

  I wish to raise no highway objection.

Salisbury City Council – No Objection

Letters – One letter of response has been received during the public consultation stating;

- The application advises a tree will be removed and refers to plan 2301 00A but I am unable to locate that plan on the site? Presumably, it is the large tree at the front. This is the only large tree on Hulse and does improve the overall character of Hulse Road as a whole.

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.

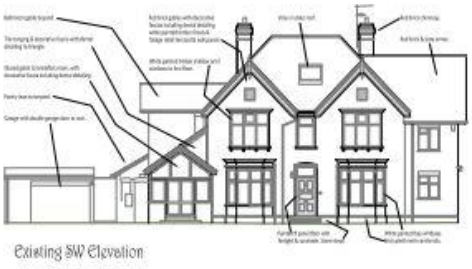
Character & Design:
Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts.

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 considered that the proposed works are relatively minor in terms of scale and mass, will improve the symmetry of the building and improve the visual amenity of the area, will use materials matching the existing dwelling, will remove a detached and incongruous garage replacing it with an attached and in keeping garage and will improve the street scene. The proposals do include the removal of pre-existing bushes and a large tree from the frontage of the building and whilst it is always regrettable to remove these items it is noted that none of the items are protected and the tree itself was overly large and decaying placing both people and property at risk and needed to be removed. To the rear of the property, the proposals again create symmetry by altering the wings and adding matching Juliette balconies.





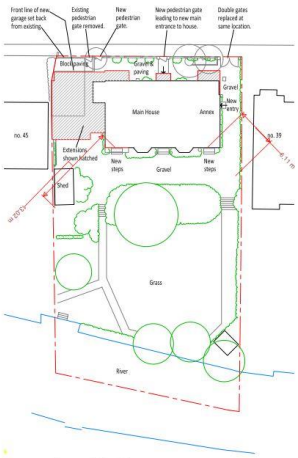




Overall, it is, therefore, considered that the proposed works are of an acceptable scale, mass, height and design to maintain the character of the main dwelling and will enhance both the street scene and the character of the surrounding area.

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.

In this instance, the majority of the works are quite limited in their heights and the works to the front of the property are considered to have no tangible impacts on neighbouring amenities, similarly, the rooflights are not considered to overlook neighbouring properties. The installation of two Juliette balconies is considered to have the most potential impact on neighbouring properties, however, it is considered that their impacts are negligible. The balcony nearest 45 Hulse Road is located over 13m away from the shared boundary (at 45º angle) and whilst this would offer a degree of overlooking between the properties it is noted that there is already an existing interrelationship between the sites. The existence of the first-floor bay windows with their greater field of vision and shelter from the elements are considered to offer a greater overlook on neighbouring properties. 39 Hulse Road's built form extends well beyond that of the application site and as such it is considered that the closest balcony will only view the blank wall of 39. Overall, it is therefore considered that the proposed works would not create a significant variation in the interrelationship of the properties and is therefore considered to be acceptable.



Proposed Site Plan 1:200

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 25th July 2023
   Plans Ref:
   Location & Site Plan DWG: 2301-00A Received 25th July 2023
   Proposed Plans & Elevations DWG: 2301-07D Received 25th July 2023

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

   REASON: In the interests of visual amenities and the character and appearance of the area.