CASE OFFICER'S REPORT

Application Reference: PL/2023/05513 2 Avon Drive, Alderbury, Salisbury

PROPOSAL

This application seeks permission for the construction of a single storey extension to the north-west elevation.

SITE DESCRIPTION/CONTEXT

The application site is a detached residential dwelling on the east side of Avon Drive, in the settlement of Alderbury. The site is located adjacent to the highway, along the bend of the road, at the junction for Avon Drive and Eyres Drive with the principal elevation orientated 90 degrees to the highway. The residential curtilage surrounds the dwelling, extending to the north and north east, and is bordered by residential dwellings to the north east and south east. The site is set within an established residential context, with dwellings of varied scale and layout throughout the streetscape. The proposal seeks to construct a single storey flat roof extension to the north west elevation, to provide storage and a study room, replacement of the existing hedge and gate with close boarded fence and installation of new pedestrian access. The extension is to be finished in timber cladding and extends towards the western boundary of the site.

RELEVANT HISTORY

PL/2023/02015 (4 Avon Drive) Application Refused for Erecting a 2m high wooden fence along the front garden boundary

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 57 Ensuring High Quality Design and Place Shaping

CONSULTATION

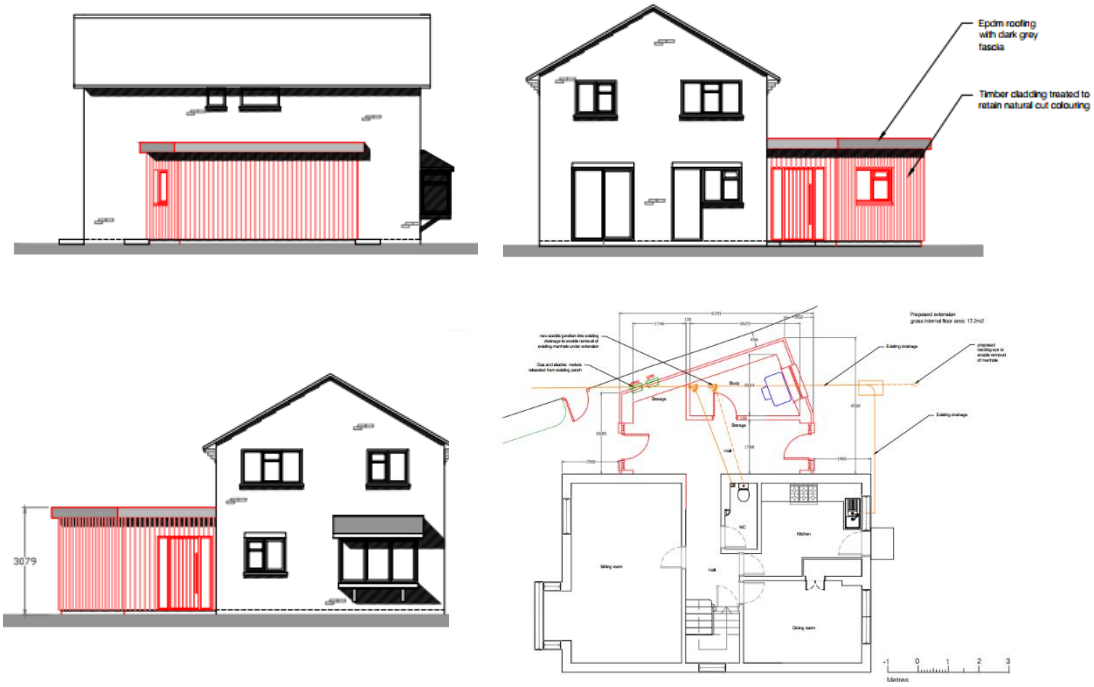
Parish Council: No Comment

Neighbour/third parties: None Received

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 side extension and associated alterations to the boundary treatments.



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, to the north west elevation, has been designed to complement the existing dwelling and surrounding residential area in terms of scale and materials. The proposed extension is subservient in size to the existing dwelling and does not substantially alter the character of the dwelling, set back from the front and rear elevations of the host dwelling. The external walls are proposed to be finished in vertical timber cladding, and the flat roof is to be EPDM with dark grey fascia which are considered sympathetic noting the residential setting, and scale of the development proposed. Suitable integration of the development with the host dwelling ensures the extension will be complimentary to the context of the wider residential area, and in compliance with the relevant policies of the WCS.

The extension is to extend towards the north western boundary, with the existing hedge to be partially removed, and replaced with a 1.8 metre close board fence. The hedge is to be maintained along the south west and south boundary, and as the boundary is currently a 1.8m close board fence, partial extension of this is not considered of harm to the appearance of the streetscape or broader setting of the application site.

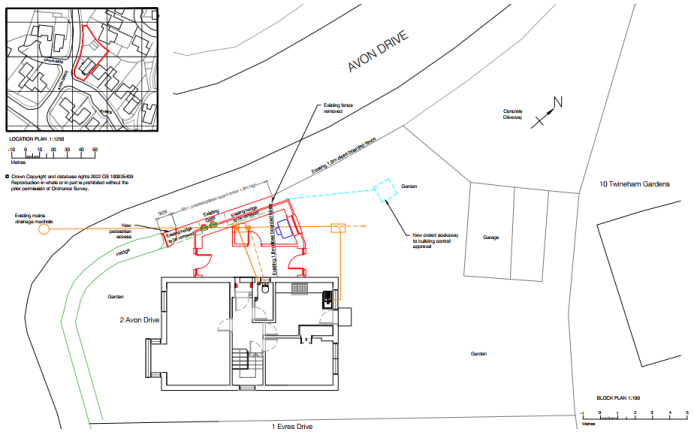
The scale of development and proximity to the boundary has been fully considered by the Officer. Revised plans were submitted detailing the extent of alterations to the boundary treatment, to ensure the visual appearance and boundary treatment remains suitable within the street scene. The proposed development will extend along the boundary adjacent to the highway, however as this is proposed at single storey level, the proposed extension is not considered overly prominent or of harm to visual amenity for surrounding dwellings or from vantage points along the highway.

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 visible from the highway. The context of the area is that of residential development, however the design and layout of such is diverse throughout the dwellings. The proposed works are considered suitable in design and scale, and would not be of detrimental impact on the character of the area. The extension will extend the

host dwelling into the private residential 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





There is not considered to be any significant impacts to neighbouring properties or living conditions and no third-party comments have been received. The proposed construction is within the boundaries of the site, attached to the existing dwelling on the north west elevation, adjacent to the boundary with the highway. Neighbouring dwellings are distanced from this elevation by the highway, and alongside the proposed boundary treatment, is not considered of harm to residential amenity for neighbour no.1 Avon Drive. The proposed fenestrations are to the north east and south west elevations, which are in view of the private residential curtilage, and further to the highway to the south west. This is not considered of potential harm to privacy, or overall residential amenity as the window and door proposed would not create additional opportunities for overlooking or loss of privacy, due to the dwellings position occupying a corner plot adjacent to the highway.

The alterations to pedestrian access propose to move the existing gate further to the south along the existing boundary. The existing gate is to be replaced with a gate between the retained hedge and proposed fence, 2 metres to the south. This will open into the private residential curtilage and is considered a minor alteration to the existing site access. This would not have a measurable impact on the highway or raise concern regarding highway or pedestrian safety.

It is understood that a degree of overlooking exists in dense residential areas, and the proposed works are not considered to contribute further to this. Therefore, 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, CP23 Spatial Strategy Southern Wiltshire Community Area, and 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. The application also adheres to the relevant policies in the Downton Parish Neighbourhood Plan and the objectives of the NPPF. It is therefore recommended that this application is 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:

Proposed Block Plan ref: 2AD04BP Rev A Date Received: 25/08/2023

Existing Elevations ref: 2AD07EE Date Received: 06/07/2023

Proposed Elevations ref: 2AD08EP Date Received: 06/07/2023

Existing Floor Plans ref: 2AD05FPE Date Received: 06/07/2023

Proposed Floor Plans ref: 2AD06FPP Date Received: 06/07/2023

Location Plan Date Received: 06/07/2023

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

3.The materials for the walls and roof of the extension hereby approved shall be in accordance with the details shown on the approved elevation plan ref 2AD08EP, namely a dark grey finish for the fascia and timber cladding in a natural timber colour.

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