CASE OFFICER'S REPORT

Application Reference:	PL/2023/07198
Site Address:	Grassmere, Petersfinger Road, Petersfinger, SP5 3BY
Date of Inspection:	N/A
Date site notice posted:	N/A – Neighbour letters only
Publicity Expiry	21/09/23

POLICIES

National Planning Policy Framework
Section 2 Achieving Sustainable Development
Section 12 Achieving Well Designed Places

Wiltshire Core Strategy
Core Policy 1 Settlement Strategy
Core Policy 2 Delivery Strategy
Core Policy 23 Southern Wiltshire Community Area
Core Policy 57 Ensuring high quality design and place shaping

Wiltshire Local Transport Plan 2015-2026

Car Parking Strategy

RELEVANT PLANNING HISTORY

PL/2021/08694 - Proposed Loft Conversion, One Dormer to Rear Elevation, with Two Velux to Front A.C 03.11.21

ISSUES

- Principle of development including design and scale;
- Impact to the neighbouring amenity;
- Parking/Highway Safety

REPRESENTATIONS

Clarendon Park Parish Council – No comments received

Third Party Representations – None received

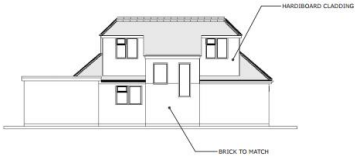
ASSESSMENT

Principle of development including design and scale

The application site is a detached bungalow set in a relatively large plot of land located in the hamlet of Petersfinger on the outskirts of the residential city of Salisbury. Planning permission is sought for design changes to that of previous permission PL/2021/08694 that granted consent for the erection of a first floor extension with a loft conversion and dormer window

within the rear façade and two velux windows into the altered front roofslope. Officers are aware that these works have commenced but due to construction issues have not been completed and as such, a change to the design of the scheme is sought by way of this application.

The elevations as previously approved for application PL/2021/08694 are shown below:



NORTH ELEVATIONS PROPOSED

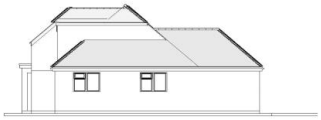


SOUTH ELEVATIONS PROPOSED

Roof tiles to match dwelling
brick to rear extension to match dwelling
Boarding to dormer to be Hardi-Board.

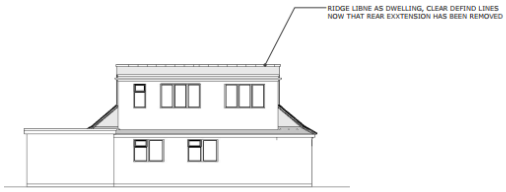


EAST ELEVATIONS PROPOSED



WEST ELEVATIONS PROPOSED

The changes in design by way of this proposal are shown below:



NORTH ELEVATIONS PROPOSED



SOUTH ELEVATIONS PROPOSED



EAST ELEVATIONS PROPOSED



WEST ELEVATIONS PROPOSED

Core Policy 57 of the Wiltshire Core Strategy (WCS) requires there to be 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. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire.

The main changes for this scheme are to the rear façade of the dwellinghouse that would see the removal of the stairwell extension due to construction issues with a flat roof dormer across the rear roofslope of the property and changes to the fenestration. The concept of the proposal is largely similar to that of previous approval PL/2021/08694 and would not result in any increase in overall footprint to this approval, a material consideration of this planning

application. The whole roof is proposed to be changed from the existing concrete tile to a slate tile due to the build issues currently experienced in implementing the previous permission. Other changes include the insertion of two roof lights on the western elevation of the dwelling to provide natural light.

Materials to be used in the construction of the works include matching red brick and a slate tile following the removal of the existing concrete tile with full details provided within a materials schedule by the agent. Whilst officers note that the overall bulk of the dwellinghouse will be altered by this proposal, the majority of the changes would not be apparent when viewing the dwelling from the public highway as they are to the rear facade. Furthermore, the principle of development has been established through the previous planning permission and as such, officers are of the opinion that the alterations to the dwellinghouse as outlined are considered to be acceptable in planning terms and therefore, are not considered contrary to Core Policy CP57 of the WCS.

Impact to the neighbouring amenity

Core Policy 57 requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are achievable within the development itself, and the NPPF (paragraph 130f) states that planning decisions should 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.'

The existing bungalow is located in a residential area where an existing degree of overlooking and inter-relationship is considered to be acceptable in planning terms. To the north of the site is the Salisbury-Southampton railway line and raised rear garden of the application site. Dwellings in close proximity to the application site are known as Arran Down (to the west) and Walhampton (to the south). This dwelling, Walhampton is sited at a 45 degree angle in comparison to the application site with the rear façade of this property adjacent to the rear garden of the application site.

The proposed alterations would see the insertion of a dormer window within the altered rear (northern) roofslope with three casement windows. Two casement windows are to serve the master bedroom and one casement window is to serve the bathroom following internal alterations.

Views obtained from the casement windows within the rear roofslope would predominately be of the raised rear garden and to an extent of the surrounding area. Subject to the imposing of a condition regarding the obscure glazing of the casement window serving the bathroom, officers are of the opinion that the proposed alterations would not cause any significant detrimental impact to the amenities of the nearby neighbouring properties known as Arrandown and Walhampton in respect of overlooking or overshadowing that would warrant the refusal of planning permission. Furthermore, it should also be noted that no third party comments from neighbouring properties or the Parish Council have been received during the consultation period for this planning application.

Parking/Highway Safety

The existing dwelling has a shared access with that of the neighbouring dwelling known as Walhampton. The proposal would see the retention of the existing garage and space to the rear of the dwelling following the alterations to the dwelling. Officers note the proposed internal alterations would potentially provide a three bedroom property and therefore, by way of the

retention of the existing garage and space to the rear of the dwelling, the proposed works adhere to the adopted parking strategy of Wiltshire Council.

CONCLUSION

For the reasons as outlined within this report, officers are of the opinion that the development conforms to the objectives of Core Policy 57 of the Wiltshire Core Strategy and the aims of the NPPF. Taking the above into account, the application is not considered contrary to these policies as it does not cause significant material harm that would justify a refusal of planning permission. Therefore, planning permission should be granted for the development.

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:

DWG No: KW-LOFT-BS-012 05 Rev A Site Location Plan and Proposed Block Plan Date Received 24.08.23
DWG No: KW-EP 01 Rev A Proposed Elevations Date Received 24.08.23
DWG No: KW-FPP 03 Rev A Proposed Floor Plans Date Received 24.08.23
Materials Schedule Date Received 03.10.23

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

3 Before the development hereby permitted is first brought into use the casement window within the dormer window (serving the first floor bathroom) as shown in approved drawing DWG No: KW-EP 01 Rev A Proposed Elevations shall be glazed with obscure glass only (to level 5 obscurity) and shall be maintained with obscure glazing in perpetuity. Other than those hereby permitted, there shall be no further window openings inserted into the roofslopes or elevations.

REASON: In the interests of residential amenity and privacy.

INFORMATIVE TO APPLICANT

1.The applicant is requested 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.

2. The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb orharm any protected species, or to damage or disturb their habitat or restingplace. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England’swebsite for further information on protected species.