CASE OFFICER'S REPORT

Application Reference:	PL/2023/07175
Application Type:	Householder planning permission
Site Inspection:	2nd October 2023
Consultation ends:	2nd October 2023
Target Date:	27th October 2023
Case officer:	James Repper

Site Address:	33 MILFORD HILL, SALISBURY, SP1 2QX
Proposal:	Demolition of existing shed and erection of a workshop at rear garden.
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site is a semi-detached, relatively modern, residential dwelling located in a group of similar houses in an elevated position within both the settlement boundary of the principal settlement of Salisbury and the designated Salisbury Conservation Area, 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 house is surrounded by other residential properties 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 the replacement of a dilapidated garden shed with an offset butterfly or Dutch gable-roofed, single-storey, garden workshop plus 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

Planning (Listed Building and Conservation Areas) Act 1990
S66 (Special Considerations Affecting Planning Functions)
S72 (General Duties of Planning Authorities)

Wiltshire Core Strategy:
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP20 (Spatial Strategy for the Salisbury Community Area)
CP57 (Ensuring High Quality Design & Space Shaping)
CP58 (Ensuring the Conservation of the Historic Environment)

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:
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:
Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting. In addition, Section 72 of the Act states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In having 'special regard' (in relation to listed buildings) and/or in paying 'special attention' (in relation to conservation areas) the NPPF states that regard must be had as to whether the proposal will cause 'substantial harm', 'less than substantial harm' or no harm to the asset.

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. Core Policy 58 aims to ensure that Wiltshire's heritage assets such as the conservation area are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life. It also, however, confirms that the designation of a Conservation Area or listed building does not necessarily preclude the possibility of new development and the Council is committed to working pragmatically with owners to find positive solutions which will allow adaptation of such buildings to reflect modern living aspirations.

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 be clad in materials matching that of the previous shed and is located in such a position that it cannot be viewed from the public realm other than glimpses from a private access from pathway used by neighbouring

residents. The outbuilding is shielded between two residential properties which themselves are located in highly elevated locations separated from the public realm by stairways and walls. As such, it is considered that there would be no effect on the street scene or the character of the designated conservation area. Overall it is considered that the proposed works are of an acceptable scale, mass, height and design to maintain the character of the application site, would not harm the street scene and would preserve the existing character of the conservation 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 limited height of the proposed works and its location next to an existing closed panel fence, it is considered that there would be no harm caused to neighbouring amenity spaces.

CONCLUSION:
The proposal would be of an acceptable overall scale and would result in limited implications for the character of the application site or the street scene. Similarly, due to its location and scale, it is considered that the proposal is unlikely to have any negative impacts on the amenities enjoyed by occupiers of adjacent dwellings.

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

RECOMMENDATION:
Approve subject to the following conditions

Conditions: (3)

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 and documents:

Application Form & Certificate Received 22nd August 2023
Plans Ref:
Site Location Plan Received 22nd August 2023
Proposed Floor Plan, Site Plan & Elevations DWG: 10-100-B Received 1st September 2023

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

3 The Garden Workshop hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the main dwelling, known as 33 Milford Hill, Salisbury, SP1 2QX and it shall remain within the same planning unit as the main dwelling.

REASON: The additional building is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit further ancillary accommodation or a wholly separate dwelling.