CASE OFFICER'S REPORT

Application Reference:	PL/2023/05567
Application Type:	Householder planning permission
Site Inspection:	23rd August 2023
Revised Publicity Expired:	25th September 2023
Revised Target Date:	24th October 2023
Case officer:	James Repper

Site Address:	Good Hope Cottage, Lower Woodford, Salisbury, SP4 6NQ
Proposal:	Conversion of garage to annex for use by a family member
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site is a semi-detached residential dwelling located within the main built-up area of the small village of Lower Woodford as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 4 (Spatial Strategy for the Amesbury Community Area). The property is surrounded by residential properties and their associated amenity and parking provisions on three sides and the car park to the village pub is to the other. Many of the surrounding buildings have been subject to alterations and/or extensions over time. The application site is located within the designated Woodford Conservation Area.

PROPOSAL:

This is a householder planning application proposing the conversion of the ground floor of the double garage building into habitable accommodation converting the building into a two-storey annexe, the first floor is an established guest bedroom, plus all associated works. The application has been through an extended period of publicity due to a technical error in the drawing of the location plan, no other details of the application were altered during the process.

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

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy):
C6 (Special Landscape Character Area)
H31 (Extensions in the Countryside)
C24 Extensions and Additions to Buildings in the Countryside

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)
CP4 (Spatial Strategy for the Amesbury Community Area)
CP57 (Ensuring High Quality Design & Space Shaping)
CP58 (Ensuring the Conservation of the Historic Environment)

REPRESENTATIONS:

Woodford Parish 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 application site is located within the small village of Lower Woodford, part of the Amesbury Community Area, which is defined as a small village by WCS core strategies 1 and 2. The housing policy boundaries have been removed from small villages effectively categorizing them as the countryside. Saved policy H31 from the previous Salisbury District Local Plan has been retained following the adoption of the WCS.

The WCS states that within small villages some modest development may be appropriate to contribute to the vitality of rural communities by ensuring better facilities and homes.

Saved policy H31 from the Salisbury District Local Plan 2003 states that In the countryside extensions to existing dwellings will be permitted provided that:

a) The extension is subservient in size to the existing dwelling and house plot and does not substantially alter the character of the dwelling;
b) The design of the extension is in keeping with that of the existing dwelling and uses complementary materials;
c) The extension would not create or be capable of creating a separate dwelling.

Saved policy C24 From the Salisbury District Local Plan 2003 states that:

Extensions and additions to buildings in the countryside will only be permitted if they are sympathetic in scale and character with the existing building and surroundings, and fall within the existing curtilage.

Saved Policy C6 seeks to ensure that development proposals have regard to the high quality of the landscape:

Within the Special Landscape Area, proposals for development in the countryside will be considered having particular regard to the high quality of the landscape. Where proposals which would not have an adverse effect on the quality of the landscape are acceptable, they will be subject to the following criteria;

i) the siting and scale of development to be sympathetic to the landscape; and
ii) high standards of landscaping and design, using materials which are appropriate to the locality and reflect the character of the area.

Furthermore, the site is already in use for residential purposes and the principle of extensions or additions to be used in association with the residential use is accepted. These principle acceptabilities are, however,

subject to the details, such as their 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 and only related to the changing of the garage doors externally. The replacement of the garage doors with a mixture of glazing, door and panelling is not considered to have any tangible effect on the street scene nor is it considered to alter the character of the surrounding conservation area. No further external alterations are proposed and as such the works are considered to be of an acceptable scale, mass, height and design to maintain the character of the application site, the street scene and will preserve the 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.

Given the first floor of the building is an established guest room and that no alterations are proposed to the fenestration serving this room it is considered that the proposals will make no tangible difference to the effects of the building on the enjoyment of amenity space available to the occupiers of neighbouring dwellings

CONCLUSION:
The proposal would be of an acceptable overall scale and would result in limited implications for the character of the existing property, street scene or the character of the surrounding area. Similarly, due to its location, it is considered that the proposal would be unlikely to have a significant impact 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 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 7th July 2023
Plans Ref:
Location Plan Received 29th August 2023
Existing & Proposed Front Elevation, Existing First Floor & Roof Plan Received 7th July 2023
Existing & Proposed Ground Floor & Block Plan Received 7th July 2023

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

3 The Annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Good Hope Cottage, Middle Woodford SP4 6NQ and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation 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 a wholly separate dwelling.