CASE OFFICER'S REPORT

Application Reference: PL/2023/06012 **39 Westbourne Close, Salisbury**

PROPOSAL

This application seeks permission for the variation of condition 2 (approved plans) on PL/2021/10685 to increase the height of garage and pitch of roof.

SITE DESCRIPTION/CONTEXT

The application site is a detached dwellinghouse located on the east side of Westbourne Close, in the settlement of Laverstock. The site is adjacent to the highway, which forms to boundary to the east of the site and is bordered by residential dwellings to all other sides. The main dwelling is adjacent to the highway, with the private residential curtilage extending to the south. The approved works under application PL/2021/10685 sought permission for construction of a garage/workshop. The application seeks to increase the height of the garage and pitch of the roof.

RELEVANT HISTORY

PL/2021/10685 Application Approved to Erect a garage/workshop

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 51: Landscape

Core Policy 57 Ensuring High Quality Design and Place Shaping

CONSULTATION

Neighbour/third parties: Three Objections, One Comment received, raising concerns relating to:

- Impact of construction noise
- Impact on streetscape which is predominantly flat roof garages
- Concern regarding non-conformity with original application
- Scale of development

Parish Council: No Comment
Highways: No Objection

This application is seeking to amend condition 2 of planning approval PL/2021/10685.

Condition 2 of the permission is worded as follows:
The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed Elevations: XRS56425e
Proposed site plan: XRS56425e
Location Plan: XRS56425e
Proposed section: XRS56425e
Proposed floor plan: XRS56425e
Highways Plan: XRS56425d
Topographic survey: XRS56425a
Existing elevations: XRS56425b
REASON: For the avoidance of doubt and in the interests of proper planning.

The application details that the applicants wish to amend the proposed roof pitch and height of the garage to utilise roof tiles to match the host dwelling, and increasing the pitch/height of the garage roof by 1 metre.

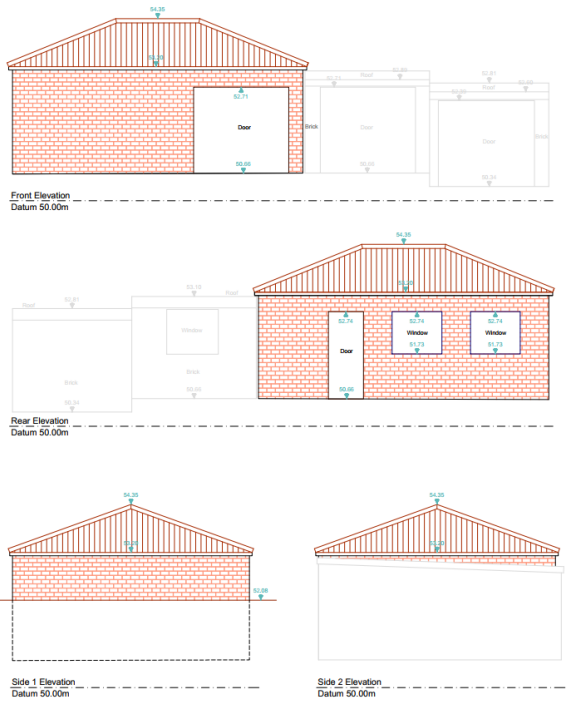
ASSSESSMENT

Application PL/2021/10685 for the proposed erection of a garage/workshop in the residential garden of no. 39 was approved in September 2022. The Officer highlighted that development is much larger and imposing than the simpler adjacent garaging, given the residential and urban nature of the area, it was considered that there would not be significant visual harm to the character of the area as to justify refusal. The Officer noted concerns raised during consultation and concluded that it would be unreasonable to refuse permission due to potential activities

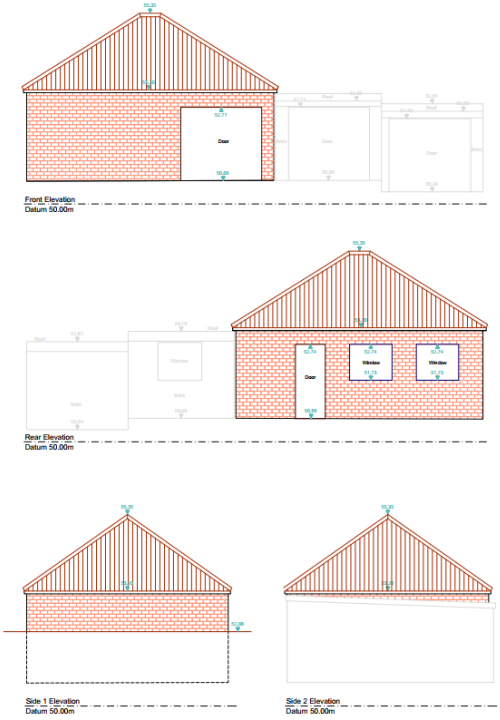
within a domestic garage, and included a condition relating to ancillary use of the garage to ensure the use of the garage was limited to that ancillary to the host dwelling. It was acknowledged that whilst larger than the adjacent garages, the building would be less imposing due to the sloping nature of the surrounding built form and would not be so large as to have an adverse impact on surrounding garden areas, in terms of overshadowing or loss of privacy.

The VAR application submitted seeks to amend the proposed garage approved under PL/2021/10685 to alter the pitch of the roof and raise the pitch height by 1 metre. The elevations of the approved garage, and proposed garage, are shown below:

Previously Approved Garage Elevations



Proposed Garage Elevations



The proposed alterations to the approved garage are considered a suitable alteration, maintaining the character of the host dwelling, and not of measurable negative impact on the existing street scene or visual amenity. As was noted in the previous consent, the garage does not mirror that of the style of garages within Westbourne Close, however is not considered of visual harm to warrant refusal. Alterations to the roof pitch and height, as shown above, are a minor change that would not be detrimental to the character or appearance of the area. Comments received during consultation raised concern regarding impact of noise on neighbouring dwellings, however this is not justification for refusal. The Local Planning Authority

does not consider construction noise a material consideration for planning permission, and the ancillary use of the garage was conditioned of the previous approval to ensure the use of the garage remains ancillary to the host dwelling. This condition has been reinstated on this permission. Neighbour comments relating to the impact on the street scene are noted, and on balance the proposed amendments to the previous permission are not considered of detrimental impact on the character or appearance of the area. The site is set within a residential context, and the footprint of the garage is not to be increased as part of the proposed alterations. This is deemed a minor alteration, which would not have any greater impact on residential amenity than the previously approved garage which was assessed on its impact on visual and residential amenity.

The highways consultee responded with no objection, and Salisbury City Council provided a response of No Comment. The previous assessment of the application ascertained that the garage is not of harm to amenity, and the alterations proposed are considered of a minor scale, suitable given the scale of the site and residential setting.

The application (PL/2021/10685) has previously been assessed for its impact on the landscape and visual amenity, alongside potential neighbour impacts and the works were approved. Impact of noise and non-conformity to the original drawings, although noted in the consultation response, do not provide basis for refusal of permission. The alterations are deemed suitable and not of harm to the character or appearance of the area, or existing dwelling.

CONCLUSION

It is considered that condition 2 was imposed on the original permission for the avoidance of doubt and in the interests of proper planning. The condition will be amended to include the revised plans. It is asserted that all other conditions on the original decision remain pertinent and have also been reimposed as appropriate. A new permission is therefore issued to include the following 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 Garage Elevations ref: XRS56425 Rev F Date Received: 19/07/2023
Location Plan ref: XRS56425e Date Received: 19/07/2023
Proposed site plan ref: XRS56425e Date Received: 12/11/2021
Proposed section ref: XRS56425e Date Received: 19/11/2021
Existing/Proposed Floor Plan ref: XRS56425e Date Received: 19/11/2021
Highways Plan ref: XRS56425d
Topographic survey ref: XRS56425a Date Received: 12/11/2021
Existing elevations ref: XRS56425b Date Received: 12/11/2021
REASON: For the avoidance of doubt and in the interests of proper planning.

3.The details of the materials for the garage shall be as shown on the approved plans and the application form.
REASON: In the interests of visual amenity and the character and appearance of the area.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage hereby permitted shall not be converted to habitable accommodation, and shall not be used for any trade or business.
REASON: To secure the retention of adequate parking provision, in the interests of highway safety and general amenity of the area.

INFORMATIVE
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.