CASE OFFICER'S REPORT

Application Reference: PL/2023/07012 **92 Sherbourne Drive, Old Sarum, Salisbury**

PROPOSAL

This application seeks permission for a two-storey rear extension.

SITE DESCRIPTION/CONTEXT

The application site is semi-detached dwellinghouse on the south east side of Sherbourne Drive, in the residential settlement of Old Sarum. No.92 is a two-storey semi-detached dwelling accessed directly from the highway attached along the north east elevation to neighbouring no.92A. The dwelling is bordered by residential dwellings to the south west, and by shared access to the rear of the dwellings to the east and further to the football ground. The proposal seeks permission for two storey flat roof extension to the rear elevation, with associated internal alterations.





RELEVANT HISTORY

S/2005/0211 (Land at Old Sarum) Application Approved for Mixed use development comprising new residential employment uses and community facilities and associated infrastructure.

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 25: Spatial Strategy: Old Sarum Airfield

Core Policy 51: Landscape

Core Policy 57 Ensuring High Quality Design and Place Shaping

CONSULTATION

Parish Council: No Comment

Neighbour/third parties: 3 Objections, stated below:

'I am writing in response to the planning application PL2023/07012. Looking at the plans and the impact that they will have on the level of light in my property I feel I have to object.
The garden of my property, 92A Sherbourne drive, is only 8m x 5.5m. The proposed extension is 2.5m in length and this will have a major impact on the quality of light in both the garden and the living room.
I have tried to ring you a number of times, and have left a voicemail, with regards to the 45 degree rule. I am aware that this may be a regulating factor when properties are attached. If so, then I would be interested to know how Wiltshire planning view this and from which point they take their measurements. I have a glass door to let light into the living room, that is only 1.03m away from the boundary.
The rear of my property gets little natural sun, with very little already accessing the living room. The proposed rear 2 floor extension would cut out any direct sunlight into both my house and garden from approximately 1:30 in the afternoon (in the hight of summer) obviously in winter this would be earlier as the sun is lower in the sky.
I believe that this amount of light deprivation/ loss of light is grounds to object.
I feel that a single story extension would be acceptable as it would have very little impact on the current light levels as we already share a 6ft fence with 92 Sherbourne drive. This would also be more in keeping with the size of the current property.
I would be more than happy if you wished to visit to see the impact this would have in person and I can arrange time of work to accommodate because of the severe impact I think this will have.'

'The proposed two storey extension would significantly block daylight from entering the working area of our kitchen rendering that space unusable without artificial light.
The bedroom above the kitchen would be similarly impacted by loss of daylight.
The proposed extension would have an overbearing effect on the kitchen and bedroom above and would also impact the garden, causing it to be overshadowed.
The proposed two storey extension is disproportionate in comparison with neighbouring properties and would cause significant loss of privacy.'

'A very unnecessary extension making 2 small bedrooms at the back. This will look over into neighbouring properties. Surely just moving to a bigger council property would suffice.'

PLANNING ISSUES

- Principle of Development
- Design, Scale, and Impact on the Character and Appearance of the Area

- Residential Amenity

This application seeks permission for a two storey, flat roof extension to the rear elevation of the dwelling and associated internal alterations.



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 is to be constructed to the on the south east (rear) elevation, extending the dwelling into the private rear garden associated with no.92. The extension is to provide

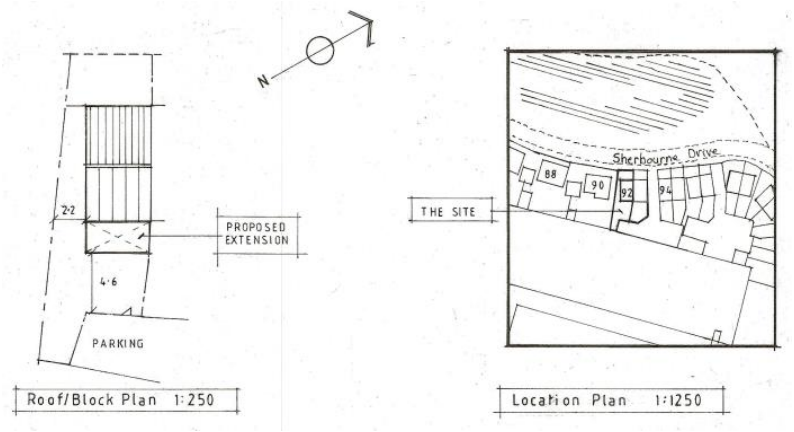
additional ground and first floor living accommodation, and to be of flat roof construction. The proposed works are to be finished in materials considered acceptable for the nature of the development and considering the immediate residential context, with facing brickwork proposed to the external walls to mirror the existing external walls. This ensures the development will integrate suitably with the existing dwelling.

Due to the residential setting of the site, the rear extension is not considered harmful to the character or setting of the area. The dwelling is set within a residential context, where this type of development would not be detrimental to visual amenity. The extension will extend to the south east by 2.5 metres, to the full extent of the rear elevation. There are no dwellings to the rear of the application site, which is adjacent to the rear shared access area for the surrounding dwellings. As the works are solely to the rear of the dwelling, there would be no harm to the existing street scene and would not substantially alter the appearance of the site. Neighbour comments have raised concerns regarding the scale of the development, overshadowing, and loss of light. The extension is set within the boundaries of the site and is to extend 2.5 metres from the existing rear elevation. Although it is acknowledged that the extension will extend along the boundaries with no.92A, the site is set within a dense residential area, where there is very little distance between dwellings, and an inter-relationship exists.

The proposed materials and roofline are sympathetic to the host dwelling, and suitably contained within the site boundaries. The style of dwellings throughout Sherbourne Drive are consistent, however the layouts differ. The proposed scheme of works would not be of detrimental impact on the character or appearance of the area as the works are considered typical of residential development and of sympathetic design. The Parish Council responded with No Comment to the consultation.

The impact of development on the character and appearance of the area has been assessed, and alongside compliance with the relevant policies of the WCS, there is no substantive reason for refusal. The development has utilised materials considered acceptable and complementary to the local area with no negative impact on the character of the dwelling, or the wider context and setting of the area. It is concluded that the proposal is of an appropriate scale and design, complimentary to the existing dwelling and its setting.

Residential Amenity



The potential impacts on neighbouring properties have been assessed, with three neighbour objections received during consultation. The dwelling is attached to no.92A along the north eastern elevation, with the proposed extension to be sited to the rear elevation, facing the private rear garden associated with the dwelling, and further to the parking area associated with the dwellings in this area. The comments received raised concerns regarding over shadowing and overlooking, and reduced privacy for the neighbouring dwellings. As the rear elevation is to extend towards the rear boundary, adjacent to the shared parking area, this is not considered of harm to privacy for neighbouring dwellings. The rear elevations of the neighbouring dwellings would not be in view of the fenestrations to the proposed extension, as these will be set further to the north. It is also not considered that the works would be of further detrimental impact on privacy to the neighbouring rear gardens due to the position of the extension, and proposed fenestrations to the rear elevation. There is also one proposed ground floor window to the side elevation, which would be in view of the boundary with no.90 however this is not considered of harm to privacy due to the boundary wall and ground floor height of the proposed window.

The impacts of the extension on daylight to the rooms at the rear of no.92A were also raised as a concern during consultation. A site visit to the neighbour at no.92A was undertaken. The dwelling house is located within a close knit residential area where a degree of overlooking and inter-relationship already exists. The rear facades of the dwellinghouses located within the particular section of Sherbourne Drive are predominately south/south easterly facing and as such, would experience a certain amount of natural sunlight peaking during midday/early afternoon in the summer months. The comments received from the neighbouring property in respect of loss of light are duly noted.

However, on balance, given the flat roofed design of the extension, the extent of the extension to the rear elevation, and the setting of the area as previously described, it is therefore unlikely that the works to the rear elevation of the dwellinghouse would result in any significant loss of daylight to the rear façade of the dwelling attached, except for some additional shadow cast along the boundary during mid-mornings perhaps as the sun rotates around. It is also noted that the rear boundary of the dwellings are adjacent to a shared parking area and further to the open fields at the Football Club, and so the likely impact of the extension on amenity in this context would not be reason for refusal.

The proposed works are not seen to be detrimental to existing neighbour amenity, nor will it impose on neighbouring properties in terms of bulk and privacy. The height and scale of the proposed extension and additional windows are in compliance with the relevant policy, and having no significant impact on residential amenity, there is deemed no reason for refusal.

CONCLUSION

The neighbour impacts and comments received have been taken into consideration. In terms of the 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, CP25 Old Sarum Airfield Spatial Strategy, CP51 Landscape with consideration paid to landscape character and sensitive design, CP57 Ensuring High Quality Design and Place Shaping where the proposal compliments the local context and is sympathetic to neighbour amenity through a positive response to the existing landscape features, and effectively integrates the works into the setting, The application also conforms to the aims of the NPPF. It is therefore recommended that this application be 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:
Existing and Proposed Floor Plans and Elevations, Roof and Block Plan ref: D-766-23-1 Date Received: 17/08/2023
Location Plan Date Received: 17/08/2023
REASON: For the avoidance of doubt and in the interests of proper planning.

3.Materials shall be as shown on the approved plans and 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 (or any Order revoking or reenacting or amending that Order with or without modification), no windows, or other form of openings other than those shown on the approved plans, shall be inserted in the side (south west) elevation at first floor level of the development hereby permitted.
REASON: In the interests of residential amenity and privacy