CASE OFFICER'S REPORT

Application Reference:	PL/2023/07086
Application Type:	Householder planning permission
Site Inspection:	10th October 2023
Consultation ends:	18th September 2023
Target Date:	16th October 2023
Case officer:	James Repper

Site Address:	55 FIRS ROAD, FIRSDOWN, SALISBURY, SP5 1SL
Proposal:	Single storey rear extension.
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site is a detached residential bungalow located on a, primarily residential, through road within the main built-up area of the small village of Firsdown, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 23 (Spatial Strategy for the South Wiltshire Community Area). The site is surrounded by residential dwellings of varying forms on three sides alongside their designated amenity and parking provisions whilst to the south lies open countryside. Several of the surrounding properties have been subject to alterations and/or extensions over time.

PROPOSAL:

This is a householder planning application proposing a single-storey rear extension to the main building and to the attached garage 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

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

Wiltshire Core Strategy:
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP23 (Spatial Strategy for the Southern Wiltshire Community Area)
CP57 (Ensuring High Quality Design & Space Shaping)

Supplementary Planning Documents:
Creating Places Design Guide SPG (April 2006)

REPRESENTATIONS:

Highways – No Objection

- The proposal will increase the property from a 3 to a 5/6 bed dwelling and therefore 3 off-street parking spaces are required to meet Wiltshire's current parking standards.

The site frontage is capable of accommodating 3 vehicles to meet standards together with the ability to turn within the site to enable vehicles to enter and exit the site in a forward gear.

I wish to raise no highway objection.

Firsdown 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 Firsdown, part of the Southern Wiltshire 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.

The entire 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 detail, such as it's 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 in terms of scale and mass, will be constructed of materials matching the original dwelling and will be concealed from the public realm by dint of being located to the rear of the site. It is considered that the only visible alterations to the site visible from the public realm would be a slight raising of the roof of the garage by approximately four bricks. Due to both the distance of the site from the public highway and the vast range in design form of neighbouring properties, it is considered that this would have no real impact on the street scene or the character of the surrounding area. Overall it is considered that that the proposals are of an appropriate scale, mass, height and design to maintain the character of the application site, would not harm the street scene and would preserve the character of the local 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 proposals, the maintained distances between neighbouring properties and the well-established boundary treatments, it is considered that the proposals would have no effect on neighbouring amenity spaces.

CONCLUSION:
The proposal would be of an acceptable overall scale and would result in limited implications for the character of the existing property, the character of the landscape or the street scene. Similarly, due to its location and scale, 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 21st August 2023
Plans Ref:
Site Block & Location Plan DWG: 1900 J-06 Rev J Received 23rd August 2023
Proposed Elevations DWG: 1900 J-03 Rev J Received 23rd August 2023
Existing & Proposed Floorplans DWG: 1900 J-01 Rev J Received 23rd August 2023

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.

Informatives: (1)

4 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.