CASE OFFICER'S REPORT

Application Reference:	PL/2023/07113
Application Type:	Householder planning permission
Site Inspection:	10th October 2023
Consultation ends:	19th September 2023
Target Date:	16th October 2023
Case officer:	James Repper

Site Address:	23 JOHN GAY ROAD, AMESBURY, SALISBURY, SP4 7NN
Proposal:	Rear single storey extension.
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site is an end-of-terrace, corner-plot, residential dwelling located within an established residential area inside the settlement boundary of the market town of Amesbury, 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 application site is surrounded by other residential properties and their amenity/parking provision, some of which have been subject to alterations and/or extensions over time.

PROPOSAL:

This is a householder planning application proposing a single-storey rear extension 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

Wiltshire Core Strategy:
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP4 (Spatial Strategy for the Amesbury Community Area)
CP57 (Ensuring High Quality Design & Space Shaping)

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

REPRESENTATIONS:

Amesbury Town 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 site is located within a mixed residential area within the market town of Amesbury. Core Policies 1 and 2 of the WCS set out a settlement and a delivery strategy for the county and confirm that within a market town, 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:
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 main house, will be located to the rear of the property and due to the limited height, will be largely concealed from the public realm. Overall it is considered that the proposals would be of an appropriate scale, mass, height and design to maintain the character of the application site and would have no effect on either the street scene or the character of the surrounding 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 proposal it is considered that there would be no effects on neighbouring amenity spaces. A condition should be attached to any permission that prevents the use of the flat roof as a terrace as that would be considered harmful to the enjoyment of 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 or street scene. Similarly, due to its location and scale, it is considered

that the proposal is 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 it is recommended that planning permission be granted for the proposal.

RECOMMENDATION:
Approval subject to the following conditions

Conditions: (4)

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 Location Plan Received 21st August 2023
Proposed & Existing Elevations Received 21st August 2023
Existing & Proposed Floorplans Received 21st 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.

4 The roof area of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON: In the interests of residential amenity and privacy.

Informatives: (1)

1 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.