# CASE OFFICER'S REPORT

**Application Reference:** PL/2023/05766
**Site:** 141 Bouverie Avenue South, Salisbury, SP2 8EB

**Relevant Planning Policies:**

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide (January 2021) (NDG)

Wiltshire Core Strategy (WCS):
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP20 (Community Area)
CP57 (Ensuring High Quality Design & Space Shaping)

Supplementary Planning Documents:

Creating Places Design Guide SPG (April 2006)
Achieving Sustainable Development SPG (April 2005)
Wiltshire Local Transport Plan – Car Parking Strategy and Cycling Strategy

**Relevant Planning History:**

None

**REPRESENTATIONS:**

**Highways** – I refer to the submitted planning application to demolish the existing single garage and replace with a two storey side extension. The proposal will result in the loss of a parking opportunity within the garage and an additional bedroom thus requiring a provision of three parking spaces to be provided in line with the Wiltshire Parking Strategy. I am satisfied that there is sufficient frontage to the property which is already used for a driveway, parking and turning, to accommodate the parking need.

There is no highway objection to this proposal and no suggested conditions.

**Salisbury City Council** – None received

**Letters** – Two letters of objection received from 139 Bouverie Avenue South ( one letter for original plans and one letter for revised plans), objections received included in full below

*I am objecting to the proposed development on behalf of my mother who owns the bungalow at 139 Bouverie Avenue South.*

*My mothers bungalow is adjacent to the proposed development . It is proposed that a two storey extension will be built in the position of the current garage . This two storey extension will extend in the front of the house beyond the current garage position and out at the back of the property to the full width of the current garage.*

*The two storey extension will effectively result in a two storey brick wall being built stretching from in front of my mother's bungalow and probably 2/3 rds down my mother's back garden. This will block*

*light and sun from the main reception room , kitchen and garden, a right enjoyed for many years. The proposal shows the two storey extension to be very close to the boundary of the property and I would suggest that if planning is allowed that it should require a larger gap between the fence at the boundary and the edge of the proposed development.*

And

*I am objecting on behalf of my mother who owns a bungalow near to the proposed development. While the revised plans proposing a " hip " roof are an improvement my previous comments stand. I am concerned about the reduction in light and sun enjoyed by the bungalow particularly during the winter months. I do note that a hedge has been partly removed.*

**ISSUES:**
The main considerations which are material to the determination of this application are listed below:

- Principle
- Character & Design
- Neighbouring Amenities
- Highways

**SITE DESCRIPTION:**

The application site relates to an existing two storey detached residential dwelling and attached single storey garage with its associated gardens and off road parking area. The property is located on the south side of Bouverie Avenue South and is located within the principal settlement of Salisbury as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 20 (Spatial Strategy for the Salisbury Community Area). The property is bounded by other residential properties on all sides. The property is not listed and is not located within a conservation area. The existing dwelling is accessed via Bouverie Avenue South which is an existing road open to traffic but is a no through road; the last approx. 230m of the road where the road turns sharply to the west is unadopted.

**PROPOSAL:**

This is a house holder application proposing the demolition of the existing attached garage and replace with a two storey side extension and associated works.

Following concerns raised by Officers, amended plans were submitted combining the hipped end with a small gable to the frontage of the proposed two storey side extension and a small gable to the western end of the host dwelling. The following report assesses the revised plans only.

**PLANNING ASSESSMENT:**

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

**Principle:**

Core Policy 1 and 2 of the adopted Wiltshire Core Strategy set out a settlement strategy and a delivery strategy. The policies categorise Salisbury as being a Principal Settlement, where the principle of development is considered acceptable.

**Character & Design:**

Core Policy 57 (Ensuring high quality design and place shaping) through a range of criteria, expects a high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings and is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality.

Bouverie Avenue South comprises an eclectic mix of residential properties, the range of size and design notable. The proposed extensions and alterations to the existing dwelling is not considered to be out of place for this location. The loss of the existing single storey attached flat roof garage raises no concerns, this element of the host dwelling is considered to visually detract from the overall appearance of the host dwelling and therefore its replacement with a suitably design extension is welcomed.

The proposed two storey side extension will include a hipped roof to reduce neighbour amenity impacts, whilst this unbalances the overall appearance of the host dwelling to a degree, the addition of the matching gable to the western end of the property at the front balances this out and creates an overall much more visually attractive property. The proposed external materials and fenestration are considered acceptable for this location.

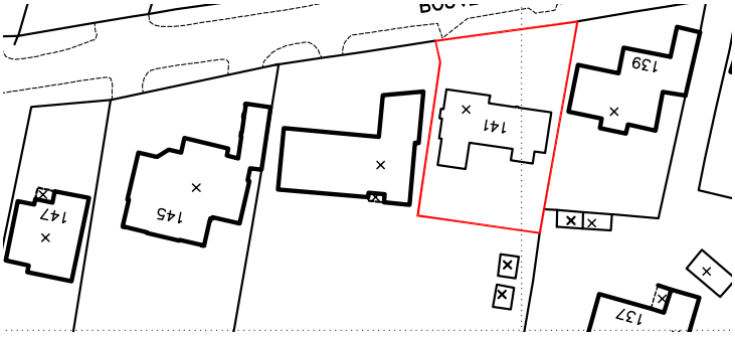
**Neighbouring Amenities:**

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.

The addition of a two storey side extension brings the bulk of the dwelling at 141 Bouverie Avenue South closer to the shared boundary with No139 Bouverie Avenue South. No 139 is a modest bungalow and therefore smaller scale to the application site. Letters of objection have been received from No139 relating to loss of light and overshadowing from the proposed development.

The application site is located to the west of the neighbouring dwelling No 139, these properties also face south and therefore benefit from uninterrupted sunlight for the majority of the day and are only partially overshadowed at the end of the day.

The pattern of development along this section of Bouverie Avenue South as can be seen below includes properties to the west staggered and positioned slightly to the south, the result being that most properties are not overshadowed for the majority of the day.



No139 has a solar panel of the south facing roof slope close to the western boundary with the application site, this solar panel will benefit from sunlight for the majority of the day and is not considered to be compromised through granting the development. Whilst the proposed extension on the eastern end of the application site may cause a degree of overshadowing, it is likely this will only be towards the end of the day and therefore is not considered to be significant enough to warrant a refusal in this instance. The hipped roof design helps to minimise the overshadowing and overbearing impacts of the extension.

In terms of overlooking, there are no side facing windows but there are additional windows in the front and rear elevations; these are in addition to existing first floor windows in the host dwelling which already provide a degree of overlooking towards neighbouring properties. It is not considered that any additional windows will significantly increase existing levels of interaction between neighbouring dwellings and are not considered to be significant enough to warrant a refusal.

The third party objections are noted however, the proposed extension on the eastern end of the application site does not extend beyond the front of No139 and whilst extending to the rear incorporates a single storey section which means the two storey extension does not project as far to the rear as it appears on the proposed block plan. The proposed side extension will be set in from the eastern boundary by approx. 1.64m at the front and approx. 1.44m at the rear due to the slightly tapered boundary. The proposed extension will be seen from No139 and will inevitably have some impact on this property, however having assessed the relationship it is not considered that the impacts would be significant enough to warrant a refusal on neighbour amenity grounds.

The addition of a small front gable at the western end of the host dwelling is not considered to impact on the amenity of No143 Bouverie Avenue South due to tis siting and design.

**Highways**

Current parking policy, and the terms and conditions for Wiltshire's resident parking permit schemes, are presented in 'LTP3', which is the third evolution of the Wiltshire Local Transport Plan. LTP3 sets out the Council's objectives, implementation plans and targets for transport in Wiltshire for the period from March 2011 to March 2026.

| Bedrooms | Minimum Spaces |
|---|---|
| 1 | 1 space |
| 2 to 3 | 2 spaces |
| 4+ | 3 spaces |
| Visitor Parking | 0.2 spaces per dwelling (unallocated) |

The application is increasing the property from a three to four bed dwelling, the property has off road parking at the front of the property which can accommodate at least three vehicles and therefore accords with the above guidance; the Highway Authority has raised not objections accordingly.

**CONCLUSION**

In conclusion, the proposed development will not have an adverse visual impact, result in harm to highway safety, or significantly harm the amenity of neighbouring properties due to its siting, scale, and design. It is therefore considered to be in accordance with Core Policies 1, 2, 20 and 57 of the adopted Wiltshire Core Strategy and the aims of the NPPF

**RECOMMENDATION:**

Approve subject to the following condition

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:

Application form received 13/07/2023
Location plan received 13/07/2023
Block Plan received 13/07/2023
Proposed plans and elevations Drg no 1468/02 Rev C received 28/09/2023

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 to those detailed on the application form and approved plans.

REASON: in the interests of visual amenity and the character and appearance of the area 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, doors or other form of openings other than those shown on the approved plans, shall be inserted in the east elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy

Informatives

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.