CASE OFFICER'S REPORT

Application Reference: PL/2023/07767 **30 Harnwood Road, Harnham, Salisbury**

PROPOSAL

This application seeks permission for the erection of a storage shed in the front garden.

SITE DESCRIPTION/CONTEXT

The application site is a detached dwellinghouse located within the residential settlement of Harnham, on the north side of Harnwood Road. Access is directly from the highway, across a shared pathway leading to the associated private driveway and front garden area. The dwelling is set back from the main highway, with established planting to the east and west boundaries of the site. The residential curtilage extends substantially to the north, with the site bordered by residential dwellings to the east and west, by the nature reserve to the north, and by the highway and public footpath to the south. The site is set within a dense residential context, with the streetscape diverse in style, layout of dwellings, and external materials. The application seeks permission for the erection of a timber shed in the front garden area of the dwelling to the south western corner of the site.



RELEVANT HISTORY

S/1997/1058 Application Approved for Construction of a first floor extension

15/11709/FUL Application Approved for Removal of front porch and front garage, and construction of two storey front extension and alterations

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 20: Spatial Strategy: Salisbury Community Area

Core Policy 51: Landscape

Core Policy 57 Ensuring High Quality Design and Place Shaping

CONSULTATION

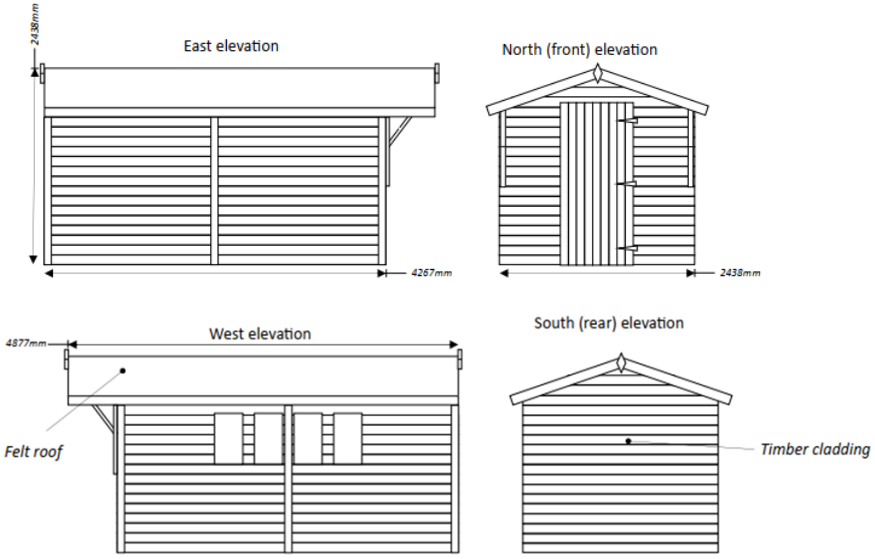
Parish Council: None Received

Neighbour/third parties: None Received

PLANNING ISSUES

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

This application proposes to erect a 14'x8' timber shed in the front garden of no.30 Harnwood Road.



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 shed is to be constructed in the south westers corner of the site, adjacent to the boundary with the highway and neighbouring dwelling no. 32. The proposed shed is to be 2.44 metres high, with a footprint of 4.27 x 2.44 metres and finished in treated softwood to the external walls, and a bitumen felt roof. The scale of the proposed shed, considering the scale of the site and its siting to the corner of the front driveway area is not considered reason for refusal. Shed are more typically sited to the rear of a property, however given the residential setting, and no concerns raised during consultation, the proposed development is deemed appropriate. No further alterations are proposed as part of the scheme.

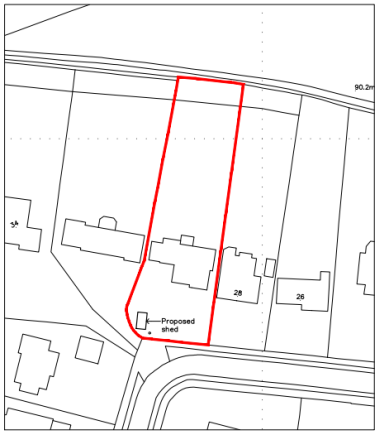
The proposed shed is of pitched roof design, with windows to the west elevation, door opening to the north elevation, and no further fenestrations to the east and south elevations. The doorway opening is in view of the main dwelling to the north, and the windows to the west elevation in view of the driveway area associated with no.32. To ensure there is no detrimental impact on neighbouring dwellings, a condition has been included on the permission for the windows to be implemented with obscure glazing. Noting the intended use of the shed, for bike storage as confirmed by the applicant, obscure glazing is considered a suitable mitigation measure to maintain sunlight to the shed, and maintain privacy for the neighbouring dwelling. The shed is to be positioned in front of the host dwelling, set to the south west corner of the site, and would not therefore appear intrusive against the existing dwelling or the broader streetscape.

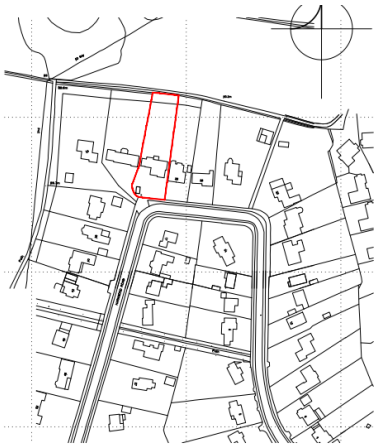
Due to the scale of the existing dwelling, and the large plot which is occupied by no.30, it is acknowledged that the shed would not appear incongruous or obtrusive and would not be of harm to visual amenity. No neighbour comments were received during consultation, and as the shed is contained within the boundaries of the site, and of single storey construction, is it not considered that the proposal will not have an adverse impact that would justify the refusal of planning permission.

The potential impact on highways and parking provision has been considered. There are no proposed alterations to access or the existing parking arrangement, therefore there is not considered to be any measurable harm or negative impact on the highway arrangement as existing. The shed would not impede visibility to and from the site, so no highway concern is noted.

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 no neighbour comments received during consultation. The residential setting means that the site is bordered by residential dwellings to the east and west. The dwelling is positioned centrally on the site, with the proposed shed to be sited to the south east corner, adjacent to the highway and

boundary with no.32. No comments were received and considering the position of the dwellings and scale of the proposed structure, it is not considered of harm to residential amenity. As previously mentioned, the windows proposed to the west elevation are to be implemented with obscure glazing to maintain privacy for the applicants and neighbouring dwelling, preserving residential amenity. The proposed shed is distanced from the immediate boundary to the west, and also set back from the highway to the south. Considering the intended use for bike storage, the proposed shed is not considered of measurable harm to residential amenity as a result of its use, and therefore is deemed suitable development for the site.

No objections or comments were received from the immediate neighbour to the west. 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 structure 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, alongside the comments received during consultation, have been taken into consideration. In terms of 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, CP20 Spatial Strategy Salisbury Community Area, CP51 Landscape where the proposal is informed and sympathetic to the character of the area and landscape setting, and CP57 Ensuring High Quality Design and Place Shaping where the consistent sense of place is maintained through design and effective integration of the building into its setting, ensuring neighbour amenity has been fully assessed and considered through design, integration and scale within the setting of development. The application also adheres to the objectives of the NPPF. It is therefore recommended that this application is 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:
Proposed Elevations Date Received: 03/09/2023
Block Plan / Location Plan Date Received: 03/09/2023
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. Before the development hereby permitted is first brought into use the windows in the west elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 5 and the windows shall be maintained with obscure glazing in perpetuity.
REASON: In the interests of residential amenity and privacy.

5. The shed hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as no.30 Harnwood Road, and it shall remain within the same planning unit as the main dwelling.
REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.