STATEMENT

IN CONNECTION WITH ALTERATIONS AND EXTENSION TO 4 QUEEN MARY ROAD, SALISBURY, WILTS SP2 9LD FOR MR J ELKINS

The Property

The property is a detached single storey dwelling with conversion of roof space to accommodation, located on the south-west side of Queen Mary Road, which is a cul-de-sac north of the centre of Salisbury.

The property is in a state of alteration but the accommodation provided from a 2006 Approval was two bedrooms and bathroom on the ground floor, kitchen, sitting room and w.c. with staircase leading to first floor providing one bedroom with shower room and store.

The applicant has proceeded with the alterations within the existing building and carried out an extension to the rear which has reached first floor level and a part gable, but left in a carcass state.

Council records will indicate that there is correspondence from the Enforcement Department for an alleged unauthorised development, reference ENF/2023/00586. The application now submitted addresses the points raised.

Consideration had been given for the submission of an application under the General Development Order, particularly Classes A and AA but on advice from Enforcement Department due to the project proceeding above ground floor level, applications under that legislation cannot be received. The application is therefore in the form of a Householder application.

The Proposal

The cross-section of the dwelling still takes the form of a single storey dwelling but with a steeper pitched roof than as existing, but it is considered the proposal is worthy of consideration.

The eaves are maintained at the same level. Consideration has been given to the Right of Light at 45 degrees from the existing window sills in the south-west elevation of the north-west dwelling, facing the passageway from the road to the rear garden and with an angle struck at 45 degrees the proposed roof will not impinge on the Right of Light zone.

The adjacent property to the south-east is not so affected as there are no windows in the north-west elevation and the dwelling is set at a lower level.

The north-west and south-east elevations are simplistic with little detail, other than the insertion of Velux windows and in the extended sitting room area, it is desired to insert a high level window in the south-east elevation but with a sill level of 1.7 m above floor level.

The north-east elevation retains a single bay window to the south-east. The present bay window to the north-west is to be removed and replaced with folding doors to access a bike and cycle store.

The pitched roof, which oversails the bay windows, will be retained, the gable wall rising from the structural north-east wall.

The main roof will continue over to form a wide soffit to the barge and the whole elevation will be rendered.

The south-west gable is simplistic. At ground level the insertion of two bi-fold doors with a single bedroom window above.

On completion the whole of the property will be rendered above the brick plinth that is a character of the existing dwelling.

Highways

It is noted that the sleeping accommodation provided in the existing dwelling is the same as in the proposed dwelling, although of better proportions, therefore there should be no issue with regard to parking. One vehicle will be parked on the forecourt as at present, the other will be parked on the kerb edge in the front of the property.

Impact on Adjoining Properties

The property to the north-west is a semi-detached bungalow.

From observation of Google Maps, there would appear to be a patio area to the south-west and further outbuilding structures against the south-east boundary.

It is noted there are photo voltaic panels on the south-west and south-east roof slopes.

Property to the south-east would appear to be a single storey dwelling with the roof outline possibly as originally constructed, but to the rear there would appear to be single storey extensions.

The apex of the new roof is approximately 1.6 metres higher than the existing roof apex, but it is acknowledged the roof extends further to the rear.

By observation of a Google Earth map, the sun at 9.00 a.m. the shadow is cast on the west roof area, at 12.20 p.m. the shadow has moved to the north-west roof slopes and at 5.00 p.m. the shadow has moved to the north-east roof slopes.

The observation indicates that there is very little shadow effect from roofs into adjacent properties.

General

Although the proposal changes the character of the original dwelling, it is considered the principle of a single storey dwelling with conversion in the roof space is retained, at the same time acknowledging the Right of Light to neighbour's windows on the north-west boundary.

The retention of details in the north-east boundary acknowledge the concept of the original design.

Surrounding Observations

It is worthy of note that in Queen Mary Road there are several original two storey dwellings immediately adjacent and in close proximity to single storey dwellings and these must have an impact on the enjoyment of the adjacent properties.

It is considered the proposals for which permission is now sought has a lesser impact on the adjacent properties than the two storey dwellings.

Photographs

1. Google Earth of the area with site outlined in red.
2. North-east front elevation.
3. Passageway to No. 5, north-west property.
4. In south-east passageway showing south-east elevation of property.
5. South-west elevation showing partly constructed gable.
6. In garden looking east.
7. In garden looking north.


4 Queen Mary Rd
Write a description for your map.
Legend
Dashing Doggies - Dog Day Care - Dog
The Royal Oak
Pembroke Park Primary School &
SP2 9LD
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Herbert Rd
B's boards and walks
Google Earth
Image Landsat / Copernicus












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