CASE OFFICER'S REPORT

Application Number: PL/2023/07411

Address: FOXDEN, THE FLASHETT, MIDDLE WINTERSLOW, SALISBURY, SP5 1PR

Proposal: Extension to garage & re-roofing

Date of Inspection:
N/A
Consultation Expiry:
02/10/23
Press Advert: N/A

POLICIES
National Planning Policy Framework and the NPPG

Wiltshire Core Strategy
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 24: Spatial Strategy: Southern Wiltshire Community Area
Core Policy 57: Ensuring high quality design and place shaping
Core Policy 61: Transport and Development

REPRESENTATIONS :

Winterslow Parish Council – No objection

Highways – No objection

Third Party Comments **–** None received.

PLANNING HISTORY

PL/2022/04046 Extension to Garage – Refused for the following reasons: *The proposed replacement garage would be of an excessive scale for this location. Its size, along with prominent positioning adjacent to The Flashett, would convey an overlarge outbuilding that is not of a subservient or domestic scale, nor reflective of local character. Its awkward orientation would exacerbate its presence and it would appear dominant and unduly conspicuous, failing to integrate effectively into the setting.*

Assessment

- Principle
- Scale, design and impact on the character and appearance of the area
- Impact on neighbouring amenity
- Highways

Scale, design and impact on the character and appearance of the area

Wiltshire Core Strategy Core Policy 57 states:

> *A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire….*

Foxden is a detached residential property located along The Flashett which boasts an existing garage to the front of the property within the driveway.

The proposal seeks approval for an extension to the existing garage to enlarge the overall footprint and allow additional garage doors to the North West elevation, accessed from within the front garden, rather than windows. In addition, the proposal incorporates replacing the existing corrugated iron roofing and replace with tiles.

It is noted that a previous application for an extension of the garage was proposed in 2022 and later refused for the reasons stated above. Although the description at the time was for an extension, the overall scale and design was deemed a replacement on a rather large scale, which would have consumed the majority of the front garden/driveway area.

The current scheme is for a proposed extension and is not considered to be excessive, being stepped back from the front boundary and the existing garage itself, ensuring it would appear as a subservient addition. The extension would be well within the curtilage and ample front garden/driveway area would remain.

Its proposed scale and position ensure it would not be overly dominant from within the streetscene and proposed materials are considered appropriate for the setting and wider locality.

Therefore, the proposal is acceptable, and is considered to accord with the NPPF and Core Policy 57.

Impact upon Residential Amenities

Policy CP57 also states:

vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)

Due to the position, scale and orientation of the proposed garage and its openings in relation to any neighbouring properties it is not considered to pose any harm upon any residential amenities.

Highways

The Councils highways officer was consulted on the proposal and provided the following comments:

The site is access off The Flashett which is a private road and not public highway.

The garage extension across the site frontage would not obstruct visibility from the existing access anymore than the existing hedge and therefore I wish to raise no highway objection to the proposal.

Conclusion:

On balance, the proposal, due to its position and scale is considered to sit sympathetically within the plot and would not result in any harm upon the overall character and appearance of the area. Therefore, the application is considered to comply with CP57 and CP61 along with the NPPF.

RECOMMENDATION: Approve, with conditions.