CASE OFFICER'S REPORT

Application Reference:	PL/2023/04941
Application Type:	Householder planning permission
Site Inspection:	27th July 2023
Revised Consultation ends:	20th October 2023
Revised Target Date:	17th November 2023
Case officer:	James Repper

Site Address:	38 Princess Way, Amesbury, SP4 7GH
Proposal:	Erection of garage and study in place of existing surface parking area (Resubmission of PL/2022/08838)
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site is a detached residential dwelling located within the relatively modern Kings Gate development and within the settlement boundary for 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 site is surrounded by other residential properties and their associated amenity and parking provisions, some of which have been subject to alterations and/or extensions over time.

PROPOSAL:

This is a householder planning application proposing the erection of a garage with a home office/garden room to the rear plus associated works. The proposals have undergone extensive revision during the elongated application process

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)
Wiltshire Local Transport Plan – Car Parking Strategy

REPRESENTATIONS:

Highways – No Objection

- I refer to the above planning application for the erection of a garage and study in place of the existing surface parking area (Resubmission of PL/2022/08838).

The proposal includes 2 off-street parking spaces which meets Wiltshire's current parking standards for a 3-bed dwelling.

I therefore wish to raise no highway objection.

Amesbury Town Council – Object

- Amesbury Town Council does not support this application

Letters – Eleven responses were received over the elongated application process, four of which relate to the revised plans these raise issues of

- Insufficient Parking
- Restricted Views
- Out of Keeping
- Confining
- No Rear Access Affecting Emergency Services
- Nuisance from Construction
- Poor/dangerous Parking from the Occupiers
- Shared Driveway
- Overcrowding

ISSUES:

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

- Principle
- Character & Design
- Neighbouring Amenities
- Other Matters

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 now relatively minor in terms of scale, mass and height and have been reduced to the same height and design of the neighbouring garage with the addition of a flat-roofed garden room at the rear of the building. The materials to be used are to match those of the application site and neighbouring properties. It is noted that the proposed garage will be built to overlap/stand forward of the neighbouring garage by approximately 2.75m, this is not considered to be unusual given the building lines of the properties themselves being distinctly different and will still allow a frontage of circa 4.15m within the applicant's ownership. Due to the matching materials and design of the garage visible from the public realm, it is considered that there would be no detrimental effect on the street scene and the character of the area would be maintained. The flat-roofed garden room to the rear has a maximum height of 2.5m and is considered to be of such limited height as to have no tangible effect on the wider public realm. Overall it is considered that the revised proposed works are of an acceptable scale, mass, height and design to maintain the character of the application site and would not be harmful to either the street scene or the prevailing character of the 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 proposals, matching that of the neighbouring garage, and being built in the shadow of the application site, it is considered that the proposed garage would have no tangible effects on neighbouring amenity space. Similarly, the flat-roofed extension to the rear of the garage is of such limited height as to have no tangible effect on the enjoyment of neighbouring amenity spaces but any permission would include a condition preventing the flat roof from being used as a terrace as that would be considered to significantly affect neighbouring amenity.

Other Matters:
Multiple comments have been received relating to the application site's lack of current parking and that this application will reduce that parking provision further. The application site currently has, as per the Wiltshire Local Transport Plan – Car Parking Strategy, two off-road parking spaces and this proposal will still maintain two parking spaces, one in the garage and one to the fore. A condition would be placed on any permission restricting the use of the garage to vehicle parking. Whilst it is noted that members of the public have stated parking from the applicants is currently in excess of the two spaces provided and that this parking is a nuisance and dangerous, this is, unfortunately, not a matter for the planning department but instead one for the civil authorities. It is also noted that multiple respondents have opined that the proposals would rob them of a green and verdant view which could be harmful to their mental health. Planning policies do not entitle people to any form of view, they do protect from developments which can be considered to be overbearing or block sunlight, however, in this instance, it is considered that the proposed garage would have no effect on sunlight and is not overbearing.

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:
Approve subject to the following conditions

Conditions: (5)

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 20th June 2023
Plans Ref:
Revised Existing & Proposed Plans, Elevations & Block Plans DWG: 921-22-05A Received 6th October 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.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage & garden room/office hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

Informatives: (3)

6 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.

7 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

8 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought directly from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.