CASE OFFICER'S REPORT

Application Reference:	PL/2023/09211
Application Type:	Householder planning permission
Site Inspection:	Not visited
Consultation ends:	28 November 2023
Case officer:	Julie Mitchell

Site Address:	26 Canadian Avenue, Salisbury, SP2 7JN
Proposal:	Two storey rear extension, extending the kitchen, living room, bedroom 2 & 3 and creating a new WC.
Recommendation:	Approve with Conditions

Proposal and Site Description

The application site is a two-storey semi-detached dwelling in a residential street within the principal settlement of Salisbury. The proposal is for a two storey extension on the rear elevation which would continue into a single storey extension which wraps around the side of the building, as shown by the floor plans and elevations below. There are no relevant constraints to householder extensions in this location.



Policies

National Context:

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

Local Context:
Wiltshire Core Strategy (WCS) adopted 2015

CP57 Ensuring high quality design and place shaping

Relevant Planning History
None

Consultation Responses

Salisbury City Council
No comments received.

Highways
Adequate off street parking is available within the site to meet Wiltshire's current parking standards.
I wish to raise no highway objection.

Representations

No third party representations have been received.

Planning Considerations and 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 of Development:
The principle of householder development is acceptable subject to consideration of visual and amenity impacts. The proposed extensions exceed the thresholds for permitted development in this instance.

Design and Visual Impact:
The proposed two-storey element has been designed with a very shallow pitch to adjoin the lower limit of the existing roof. The effect of the shallow roof is that it would appear almost as a flat roof. However the very limited projection and positioning on the rear elevation of the existing dwelling and matching materials is such that it would not appear as an unsightly or bulky flat-roofed addition to the dwelling and it is therefore considered to be an appropriate design in its context. The proposed single storey element has a lean to roof which wraps around the side of the dwelling so that a small section of it would be visible from the front of the property, although it is significantly set back from the frontage. The visual impact is limited and blends in with the existing property with matching materials, it is therefore also considered to be an acceptable design. There are no wider impacts in terms of design and visual effects of the proposal.

On the basis of the above, it is concluded that the design would be acceptable having regard to Core Policy 57 and the guidance contained in the NPPF.

Neighbour Amenity:

The proposed extension would replace an existing single storey lean-to extension across the rear of the host dwelling. The two-storey element of the extension is proposed for the full width of the house such that it would extend up to the boundary with the attached property, however, it would project just 1.65 metres from the original rear wall of the house and the rear wall of the adjoining dwelling. The single storey element of the extension projects a further 1.2 metres to the rear and 0.8 metres to the side, leaving a 0.8 metre access strip between the side of the extension and the boundary. The attached property, No. 24, lies to the south of the site, as such whilst the extension is up to the boundary, the effects of an extension of the depth proposed would not result in overshadowing. There would be no other demonstrable effect of the amenities of this property. The other neighbouring property, No. 28, lies to the north of the site but is detached from No. 26. The separation distance is approximately 4 metres and there are no side windows facing the site. Due to the limited projection of the two-storey extension, it is not considered that the overshadowing effects to the rear of this property would be significant. There are no other properties affected by the proposed extension.

On the basis of the above, it is concluded that the relationship with neighbouring properties would be acceptable having regard to Core Policy 57 and the guidance contained in the NPPF.

Conclusion:

The proposed extension to the existing dwelling is considered acceptable in terms of its siting, scale and design in the context of both the host dwelling and its relationship with the adjoining/adjacent neighbouring properties having regard to development plan and national policy. There are no other material considerations which would indicate reasons for refusal and therefore approval is recommended.

Conditions: (3)

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:

Location Plan

Proposed Block Plan 1060 08 dated 31/10/2023
Proposed plans and elevations 1060 02 B dated 19/09/2023

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 those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.