CASE OFFICER'S REPORT

Application Reference: PL/2023/09743
Site address: Kingsbridge Mead, Stratford Road, Stratford Sub Castle, Salisbury, SP1 3LB

POLICIES:

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019

Planning (Listed Building and Conservation Areas) Act 1990 S72 & S66

Wiltshire Core Strategy

CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP20 (Spatial Strategy for the Salisbury Community Area)
CP50 (Biodiversity and Geodiversity)
CP57 (Ensuring High Quality Design & Space Shaping)
CP58 (Ensuring the Conservation of the Historic Environment)
CP67 (Flood Risk)
CP69 (Protection of the River Avon SAC)

Supplementary Planning Documents:
Creating Places Design Guide SPG (April 2006)

Wiltshire Local Transport Plan 2015-2026: Car Parking Strategy

ISSUES:

Principle of development
Character and appearance and impact on conservation area.
Impact on neighbour amenity
Impact on archaeology

REPRESENTATIONS:

Parish Council:	None received
Third Party Representations:	None received
Wiltshire Archaeology:	My comments relate solely to the buried archaeological heritage and not to the historic built environment, which is a matter for your Conservation Officer. The property of Kingsbridge Mead lies less than 50m from two nationally important Scheduled Monuments to the north and south, both representing part of a significant Roman settlement lying to the south of Old Sarum and probably aligned on the Roman Road from Sorviodunum (Old Sarum) to Badbury Rings and Durnovaria (Dorchester). Buried remains of this Roman settlement will almost certainly survive below the housing that lies along this part of Stratford Road.

Kingsbridge Mead therefore lies in an area of archaeological interest, and this is acknowledged in the accompanying Design and Access Statement (p. 14). The proposal includes elements that will involve below ground impacts, especially the proposed double garage that is located within a currently undeveloped garden area. On this basis, I consider that it would be proportionate for there to be an archaeological response, should the application be permitted. This is also acknowledged in the Design and Access Statement, which states (p. 14) that 'A desk-based assessment and potential field evaluation will be conducted to evaluate the site's archaeological potential and its impact on the development'. However, archaeological monitoring and recording would be a more appropriate response, and this can be secured by the following condition:

No development shall commence within the area indicated by the red line boundary on Scarce Architects' Site Location Plan Drawing No. 23_105/P000A, dated June 2023, until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved in writing by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and to make this evidence and any archive generated publicly accessible.

This is in accordance with Paragraph 205 of the NPPF which states that 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'.

The programme of archaeological work should comprise archaeological monitoring and recording during any ground works that have the potential to impact on buried archaeological remains. The programme of work will conclude with the preparation of a report that will be commensurate with the significance of the archaeological results.

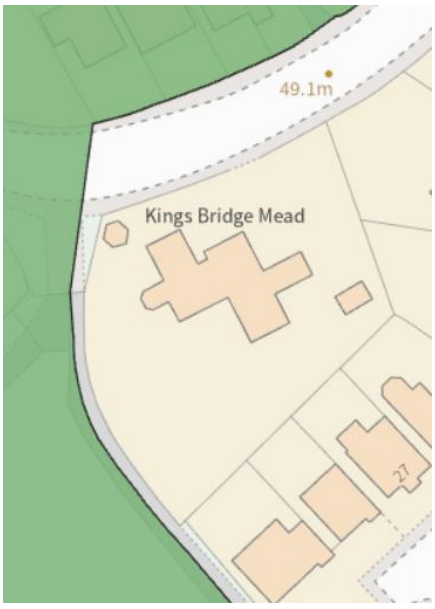
Conservation

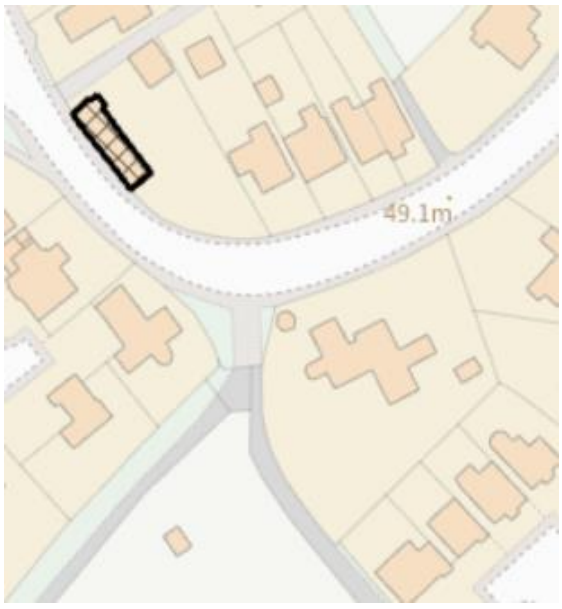
The proposal has evolved through two phases of preapp. The site lies adjacent to the Stratford-sub-Castle CA boundary and nearly opposite the grade II listed Old

	Laundry. The property is prominent in the streetscene, being at a bend in the village street, and is surrounded in views by later C20 housing. The proposals, with the materials as detailed in the application, while adding to the visibility of the built form on the site, would preserve the essential character of the building and would have no notable adverse impact on the setting of the designated heritage assets, as expected by s66 of the PLBCA Act 1990 (for the LB), the NPPF and CP58 (for both).
Highways	I refer to the above planning application for a hipped gable extension to the front of the property with a new double garage. The proposal will result in the property having the potential to be a 7 bed dwelling. The site benefits from adequate off street parking including the proposed garage to meet Wiltshire's current parking standards and the existing vehicle access is not proposed to be altered as part of this application. I wish to raise no highway objection.

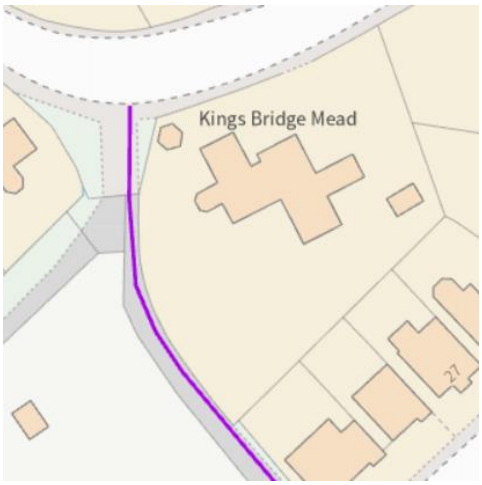
ASSESSMENT:

The application site relates to a large extended two storey detached dwelling located within a large, level plot. The dwelling is set back from the road with off road parking to the front, to the rear is an enclosed garden. The property is located on a bend on the south side of the Stratford Road and is located within the settlement boundary of the principal settlement of Salisbury as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 20 (Spatial Strategy for the Salisbury Community Area). The site is located adjacent to the boundaries of the designated Stratford Sub Castle Conservation Area. Conservation area boundaries shown below left shaded green, the nearest listed building is located to the north west of the application site and shown as black hatching below right.

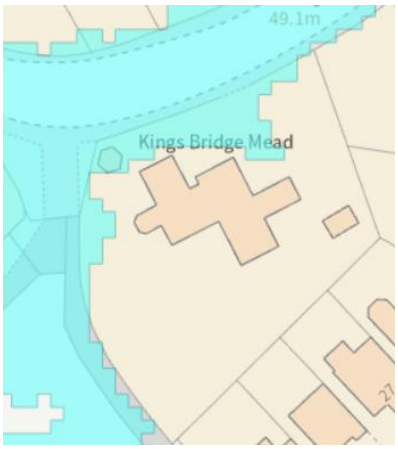




A public right of way runs along the western boundary of the site as shown below with a purple line



Part of the site is located within flood zone 2 as shown below but the main dwelling house lies outside of the flood zone.



The application is proposing to erect a hipped gable extension to the front of the property and the erection of a new double garage.

Photo of existing front elevation



Below is a sketch view of the proposed development showing the extension and new garage.



Proposed sketch view of Kingsbridge Mead in context with neighbouring

Principle

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.

The site is located within a mixed residential area within the principal settlement of Salisbury. Core Policies 1, 2 and 20 of the WCS set out a settlement and a delivery strategy for the city and confirm that within a Principal Settlement, 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. Thist 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 and appearance and impact on conservation area.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires ‘special regard’ to be given to the desirability of preserving a listed building or its setting.

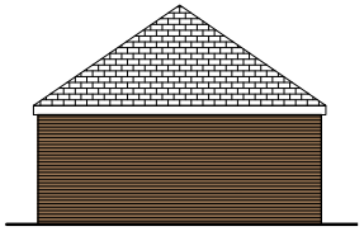
Core Policy 57 (Ensuring high quality design and place shaping) through a range of criteria, expects a high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings and is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality.

Core Policy CP58 seeks to ensure that development should protect, conserve and where possible enhance the historic environment, and should not have an unacceptable impact on the historic environment where this could be avoided or mitigated. The building is not listed but there are listed buildings, and many buildings would be considered as non-designated heritage assets.

The application site is located in a prominent position along side a busy road, the proposed development is located to the front of the property and therefore highly visible within the streetscene. Stratford Road comprises an eclectic mix of properties in terms of scale, design and materials.

The proposed development essentially comprises two elements, the detached garage and the front extension.

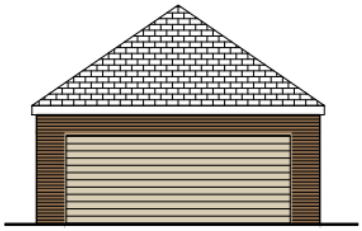
Starting with the detached single storey double garage. The proposed garage will be constructed in the north east corner of the site close to the front boundary. The garage will be located behind the existing mature boundary hedge. Plans below show the location, plan and elevations of the proposed garage.



Side Elevation



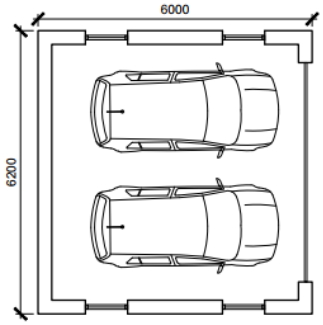
Front Elevation



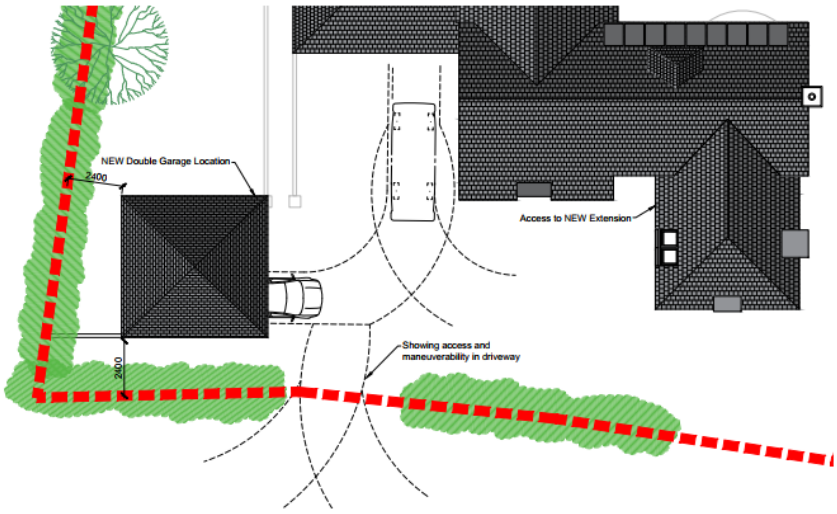
Side Elevation



Rear Elevation



Double Garage Plan



The proposed garage is considered to be appropriately sited and of an acceptable design in terms of the scale, pitched roof and materials. The single storey design and screening from the boundary hedge minimise the impacts on the streetscene. Officers have no significant concerns regarding the proposed garage.

Moving on to the proposed front extension. The proposed extension is a first floor extension above the existing garage, the ridge height is much lower than the existing dwelling creating a subservient design; the proposed extension will be constructed using materials to match the existing dwelling. The extension is still a large addition to an already large property however it is not considered to be out of keeping in this instance and is not considered to have a harmful impact on the overall character of the property. The design includes some unusual and more contemporary designed windows which look a little out of place however it is not considered these are cause significant visual harm which would warrant a refusal.

Existing front elevation and proposed front elevation included below for comparison.



Front Elevation - North West



Front Elevation - North East

The property is located outside of the conservation area, but the conservation area runs along the western boundary of site and close to the north boundary of the site. A listed building is located approx. 35m to the north west of the application site on the opposite side of Stratford Road further to the north. The Council's conservation officer was consulted and has raised no objection to the proposals in terms of impact on the heritage assets.

Impact on neighbour amenity

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 ensure 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.

The application site is surrounded by neighbouring dwellings on all sides apart from the west where pony paddocks are located. The proposed extension is located close to the western boundary of the site, the neighbour amenity impacts therefore limited in terms of overshadowing and overbearing impacts due to the separation distance from nearby dwellings. Whilst there will be new first floor windows in the new extension, it is not considered that these will cause significant additional impact regards overlooking than existing windows.

The single storey garage is not considered to conflict with neighbour amenity.

Overall it is not considered that the proposed development as a whole will have adverse impacts on neighbour amenity.

Impact on archaeology

The application site is located in an archaeological sensitive location, the Council's archaeologist has requested a pre-commencement condition be added to any approval for the provision of a written programme of archaeological investigation to be agreed and then cover any works carried out during construction.

Highway safety/parking

Current parking policy, and the terms and conditions for Wiltshire's resident parking permit schemes, are presented in 'LTP3', which is the third evolution of the Wiltshire Local Transport Plan. LTP3 sets out the Council's objectives, implementation plans and targets for transport in Wiltshire for the period from March 2011 to March 2026.

Bedrooms	Minimum Spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor Parking	0.2 spaces per dwelling (unallocated)

The application site as existing due to the number of bedrooms is required to provide 3 off road parking spaces to comply with the above guidance. The proposals add an additional bedroom but does not increase the number of parking spaces required. The Highway Authority has raised no objections due to sufficient parking provision available within the site which includes the proposed garage. It is considered prudent to condition the garage is retained for vehicle parking only to ensure adequate parking space is retained.

Conclusion

The proposed development is considered to be acceptable by reason of its scale, design, siting and materials, with no significant impact to neighbouring amenities or heritage assets, and therefore are considered to be in accordance with the above listed Core Policies of the adopted Wiltshire Core Strategy S66 and S72 of the Planning (Listed Building and Conservation Areas) Act and the aims of the NPPF.

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:

Application form received 09/11/2023
Design and access statement received 09/11/2023
Project Overview PROPOSED Drg no 23_105 / P003 received 09/11/2023
Double Garage Layout 23_105 / sk001 received 09/11/2023
Site Location Plan 23_105 / P000A received 09/11/2023

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 to those detailed on the application form and approved plans.

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

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), the garage hereby permitted shall be retained for the purposes of parking vehicles only and no other use including conversion to habitable accommodation.

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

5) The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Kingsbridge Mead, Stratford Road, Stratford Sub Castle 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

6) No development shall commence within the area indicated by the red line boundary on Scarce Architects' Site Location Plan Drawing No. 23_105/P000A, dated June 2023, until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved in writing by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and to make this evidence and any archive generated publicly accessible.

Informative ecology

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Informative BC

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.

Informative Party Wall

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.

Informative Archaeology

In respect of the requirements of condition 06, this is in accordance with Paragraph 205 of the NPPF which states that ‘Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible’.

The programme of archaeological work should comprise archaeological monitoring and recording during any ground works that have the potential to impact on buried archaeological remains. The programme of work will conclude with the preparation of a report that will be commensurate with the significance of the archaeological results.