CASE OFFICER'S REPORT

Application Number: PL/2023/09235

Address: Cloud House, Grimstead Road, Whaddon, Salisbury, SP5 3EE

Proposal: Single storey rear extension & fenestration alteration.

Date of Inspection:
N/A
Consultation Expiry:
27/11/23
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

REPRESENTATIONS :

Alderbury Parish Council – No objection

Third Party Comments **–** None received

Assessment

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

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….*

The application site is a detached residential dwelling located within a substantial sized plot.

The proposal seeks approval for the erection of a single storey rear extension, with a green flat roof and the alteration of a side elevation window.

The proposed extension is of a unique triangular design and due to its single storey scale and use of matching materials it is considered to sit sympatetically upon the host dwelling and would not result in any visual harm upon the overall character and appearance of the area.

The alteration to the side window appears minor and would mirror the window design of that within the side elevation of the proposed extension.

The proposal is considered to be acceptable and accords with the NPPF and Core Policy 57.

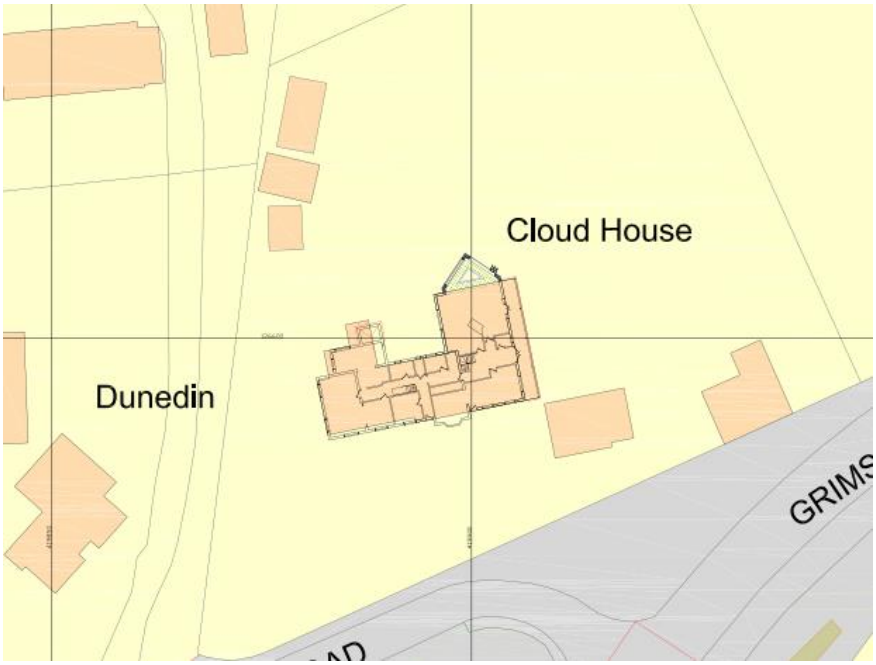
Impact upon Residential Amenities

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)

The application site boasts a large plot, and the nearest residential property appears to be Dunedin located South West of the site. Due to the position and scale the proposed extension it would screened from view by the main dwelling itself and therefore poses no harm upon any residential amenities.

The Property North West of the site – Oakdene is a significant distance away and again, the proposed scale and position of the extension ensures there would be no impact upon this property.



Conclusion:

The proposal is not considered to result in any harm upon the overall character and appearance of the area. As outlined above the proposal is considered to sit comfortably within the plot and would not unduly affect any residential amenities. Therefore, the application is considered to comply with CP57 and the NPPF.

RECOMMENDATION: Approve, with conditions.