CASE OFFICER'S REPORT

Application Number: PL/2023/09266

Address: Lains, Hop Gardens, Whiteparish, Salisbury, SP5 2SS

Proposal: First floor extension over single storey front of house, two storey extension to North end of house.

Date of Inspection:
N/A
Consultation Expiry:
26/12/23
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 50: Biodiversity and Geodiversity
Core Policy 57: Ensuring high quality design and place shaping
Core Policy 61: Transport and Development

REPRESENTATIONS :

Whiteparish Parish Council – No comment

Highways – No objection

Ecology – None Received

Third Party Comments **–** One letter received raising no objection, subject to the existing boundary treatment being retained.

Assessment

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

Lains is a detached residential property set within a sizable plot along Clay Street, Whiteparish.

The application seeks approval for a first-floor gable extension to the front elevation and a two storey side extension upon the Northern elevation. The works would result in the addition of a fourth bedroom with en-suite at first floor and an enlarged ground floor to include a dining room.

The proposed extensions are considered to be acceptable in scale and design. With the property being well stepped back within its plot the additions would not appear overly dominant or overbearing upon the streetscene.

The proposed front gable extension would be stepped down from the existing ridge height and would appear as a subservient addition. The front extension proposes the use of timber cladding which is not considered to be harmful aesthetically and would be sympathetic to the overall appearance of the hostdwelling and wider character and appearance of the area.

The side extension would continue along the existing ridge line and be constructed in matching materials to the existing house.

Therefore, the proposals are considered to comply with Core Policy 57 and not result in any visual harm which would warrant a refusal.

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)

Lains has three immediate neighbouring properties being Cheriton House to the North, The Limes to the South and Southwells to the East.



The proposed side extension would project closer towards the shared boundary with Cheriton House but would still remain well stepped back within the site. Cheriton House itself is also stepped back from the shared boundary and therefore provides adequate spacing to ensure the addition is not overbearing or result in any loss of light.

No windows/openings are proposed on the Northern elevation and therefore the residential amenities of Cheriton House are considered to be upheld.

The comment received regarding the retention of the trees along this shared boundary to retain a visual barrier have been noted. These are shown upon the proposed plans and it is agreed that these would provide a welcomed natural screen of part of the extension from Cheriton House.

The existing property itself would screen the Northern extension from The Limes to the South. The proposed front gable extensions would be visible from this property but would be positioned well away and the subservient design ensures the addition would not result in any harm in terms of loss of light.

No windows or openings are proposed upon the Southern Elevation.

The two-storey side extension would result in an additional first floor rear elevation window. It is noted that currently the application site boasts three first floor bedroom windows upon the rear serving three individual bedrooms which has an outlook upon the properties garden and Southwells garden beyond. Although there is now proposed to be a fourth, this would be serving an en-suite and therefore can be conditioned to be obscure glazed.

The rear elevation, as proposed, would therefore still retain three clear glazed openings but now only serving two individual bedrooms. Therefore, the existing level of any mutual overlooking is considered comparable to the existing arrangement. Due to this, the proposal is not considered to result in any significant harm upon any residential amenities which would warrant a refusal.

Therefore, the proposal is considered to comply with Core Policy 57 in preserving residential amenities of any neighbouring properties.

Ecology

A bat survey was submitted as part of the submission. The Councils Ecology officer was consulted on the proposal; however, no comments were received. From reviewing the submitted survey it concludes that there were no evidence of bats present on site and no further surveys were required.

Therefore, the case officer is satisfied that the proposal accords with Core Policy 50 and any approval can be conditioned to be carried out in accordance with the submitted details.

Highways

As the property would be introducing an additional bedroom the Councils Highways Officer was consulted on the proposal. No objection was raised and it was acknowledged that:

The proposal includes adequate off street parking to meet Wiltshire's current parking standards.

It is noted that a footpath runs along the highway to the front of the site – WHIT31. The proposed works are fully contained within the sites curtilage and well stepped back from this right of way. Therefore, the proposal is not considered to have a negative impact. An informative can be placed upon any approval ensuring the footpath is kept clear from any obstructions.

Conclusion:

On balance, the proposal, is not considered to pose any harm which could warrant a refusal. The scheme is considered to be visually sympathetic to the overall character and appearance of the area, whilst upholding residential amenities. Therefore, the proposals are considered to comply with the NPPF and Core Policy 50, 57 and 61.

RECOMMENDATION: Approve, with conditions.