# CASE OFFICER'S REPORT

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| Application Reference | PL/2023/10068 |
| Site address | 120 BOUVERIE AVENUE SOUTH, SALISBURY, SP2 8EA |
| Consultation expiry | 25/12/2023 |

## POLICIES

National Planning Policy Framework
2. Achieving Sustainable Development
4. Decision-making
12. Achieving well-designed places

Wiltshire Core Strategy
Core Policy 1 Settlement Strategy
Core Policy 2 Delivery Strategy
Core Policy 57 Ensuring high quality design and place shaping

**PROPOSAL** Erection of carport to the front of dwelling

## RELEVANT HISTORY

PL/2023/07248 - Proposed two storey side extension to dwelling, Approved, with conditions

## REPRESENTATIONS

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| City Council | No comments received |
| Neighbour/third parties | 1 letter of objection have been received raising the following concerns:<br>1. Visual intrusion and not in keeping with the immediate area |

## ISSUES

- Principle of development
- Scale, siting and design
- Impact on amenity

## ASSESSMENT

Principle of development

The application site is a detached residential dwelling located on a no-through road within an established residential area inside 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 surrounded by other residential units, of mixed form, and their associated amenity and parking provisions, some of which have been subject to alterations and/or extensions over time.

The proposal seeks permission for the erection of a double bay car port within the front parking area of the property.

Scale, siting and design

Core Policy CP57 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.

Although located to the front of the site the car port is not considered to be excessive in scale and would be seen as a subservient addition to the main dwellinghouse. The proposed materials are considered to be sympathetic to the setting and wider locality.

The concerns raised by a local resident has been carefully considered. However, the subservient scale and that the structure is an open structure ensures the addition would not be overbearing upon the streetscene. In addition, further proposed front boundary hedging is proposed which will soften the overall appearance of the car port within the streetscene.

It is noted that the property opposite – Number 115 was granted consent for a similar car port which was evident upon visiting the site.

Furthermore, the site is not within the Conservation area or listed. The proposal is not considered to result in any visual harm which would warrant a refusal and therefore complies with Core Policy 57.

Impact on amenity

Core Policy CP57 requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are achievable within the development itself, and the NPPF (paragraph 130f) states that planning decisions should 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.'

The proposed position of the car port is well stepped away from any neighbouring properties. In addition its scale and open framed design ensures the addition would not result in any loss of light or overshadowing.

**CONCLUSION**

The proposed development accords with core policy 57 of the Wiltshire Core Strategy and the aims of the NPPF. Therefore, the Local Planning Authority considers that planning permission should be granted.

**RECOMMENDATION**:
APPROVE with conditions