CASE OFFICER'S REPORT

Application Reference: PL/2023/09768

Application Address: Acorns, Grimstead Road, Whaddon, Salisbury. SP5 3EE

SITE DESCRIPTION/CONTEXT

The site is situated within but on the edge of the defined settlement boundary of the Large Village of Alderbury, as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP23. It is also within a Special Landscape Area, as defined by saved Salisbury District Local Plan policy C6. Whilst the site is in Flood Zone 1 and is not in the immediate vicinity of any rivers, it is situated within the catchment of the River Test Special Area for Conservation (SAC); and is within the 13.8-kilometre recreational buffer of the New Forest Special Protection Area (SPA) and RAMSAR site.

The application site consists of a detached bungalow situated within a relatively large plot, which is located on the southern side of Grimstead Road in the southeastern side of the village of Whaddon, adjacent to the village of Alderbury. The site is bordered by the highway to the north, and by residential dwellings to the south, east and west.

PROPOSAL

The application seeks retrospective permission for a first-floor dormer window on the front elevation of the dwelling. As well as this, the application also proposes a second dormer window to match the first dormer window already erected prior without planning permission.

RELEVANT HISTORY

S/2007/0603 Extension to garage - Approved

POLICIES

National Planning Policy Framework (NPPF)

2. Achieving sustainable development
4. Decision-making
12. Achieving Well-designed places

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 23: Spatial Strategy for the Southern Wiltshire Community Area

Core Policy 51: Landscape

Core Policy 57: Ensuring High Quality Design and Place Shaping

Saved Salisbury District Local Plan Policies

Saved Policy C6: Special Landscape Area

CONSULTATION

Parish Council: No Objection.

Neighbour/third parties: None received.

PLANNING ISSUES

The application is considered in the context of the National Planning Policy Framework (NPPF), and the Wiltshire Core Strategy (WCS). Under the NPPF Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2044 require that the determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise. At the current time of the statutory development plan in respect of this application consists of the WCS (Adopted January 2015).

The application has been considered including but not limited to WCS CP1 Settlement Strategy, and CP23 Spatial Strategy for the Southern Wiltshire Community Area as the site is located within the settlement framework boundary of Alderbury, a larger village adjacent to the village of Whaddon.

- Principle of Development
- Design, Scale, and Impact on the Character and Appearance of the Area
- Residential Amenity

ASSESSMENT

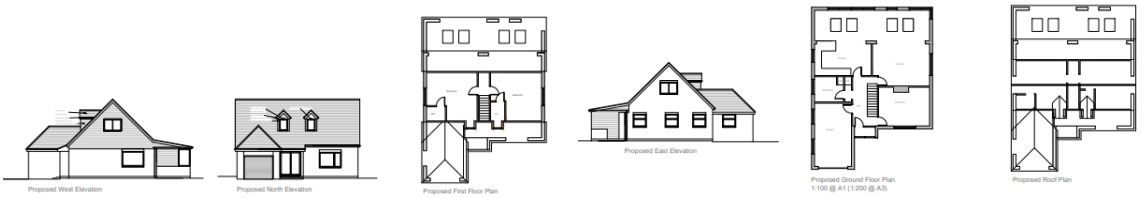
Principle of Development

The site is situated within a settlement boundary as defined by WCS policies CP1, CP2 and CP23 and already consists of a residential dwelling. There is therefore no objection to the principle of extensions to existing dwellings subject to consideration of all material planning issues and site-specific constraints.

The Planning Act also allows for applications to be considered retrospectively for planning permission.

Design, Scale, and Impact on the Character and Appearance of the Area

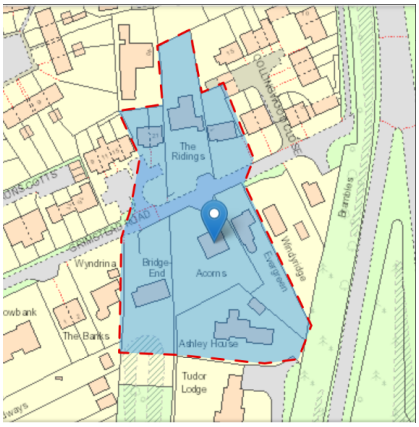
The existing dwellinghouse is a detached bungalow. The application site is in a residential area with the highway to the north, residential dwellings on the south, east and west.
The application involves two gabled dormers on the front elevation. One dormer has already been constructed and this application seeks retrospective approval of this dormer, as well as a second proposed dormer to match the first one. These two windows are both secondary windows to existing bedroom windows located on the east and west gable of the dwelling respectively.



The proposed materials are stated to have roof tiles, white UPVC windows, black UPVC rainwater pipes with white UPVC fascia all to match existing. Dark grey weatherboarding is proposed on the dormer cheeks and wall. These materials are deemed to be appropriate for this site.

The scale of the dormers is subservient to the existing roof in terms of its height, massing, and has minimal impact on the visual amenity of the surrounding area.





The development is considered to have minimal impact in terms of overlooking on neighbouring properties across Grimstead Road.







It is noted that the proposed works are subservient in scale, utilise suitable materials, and have been designed to complement the existing style of the dwelling. The proposed alterations would not cause any significant impact on the wider area and are considered to be acceptable accordingly.

Residential Amenity

No objections or comments were received by neighbours or third parties during consultation. In terms of bulk and privacy, the development has minimal impact to the existing neighbouring amenity. The height and scale of the proposed development is in compliance with the relevant policy, and will have no significant impact on residential amenity, the proposals are therefore considered to be acceptable in this regard.

CONCLUSION

The neighbour impacts, alongside the comment received during consultation, has been taken into consideration. In terms of bulk and scale, the proposal would not harm amenity or the character of the dwelling or the area. It is therefore recommended that this application is approved with conditions.

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:

Location Plan, Block Plan, Existing Plans and Elevations ref: AGR2023-PD101A Date Received: 04/12/23
Proposed Plans and Elevations ref: AGR2023-PD102 Date Received: 27/11/23

REASON: For the avoidance of doubt and in the interests of proper planning.

3.Materials to be used in the construction of the works hereby permitted shall be as stated on the application form.

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