CASE OFFICER'S REPORT

Application Reference: PL/2023/10506
Application Address: Rose Marsh, Junction Road, Alderbury, Salisbury, SP5 3AZ

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 1.5 storey detached dwellinghouse with 3 bedrooms located on the northern side of Junction Road in the eastern side of the village of Alderbury. The site is bordered by the highway to the south, which is unadopted and also designated as a public footpath (Ref: ALDE20); and by residential dwellings to the east and west. To the north of the property are allotments. The site is accessed off Junction Road/the public footpath in its southern boundary.

PROPOSAL

The application seeks permission for a two-storey rear extension, garage conversion, repositioning entrance porch and associated works.

In detail, the proposed works are to reposition the front porch central to the front elevation, conversion of the garage door to a window allow for residential amenity, addition of a door and a window to the side elevation, a ground and first floor rear extension, creation of two pitched roofs with a central valley to the rear to allow for the rear extension, and roof lights on the front elevation.

RELEVANT HISTORY

S/1991/1137 Proposed alterations and extension to the rear of the property - Approved

S/1992/1212 Construction of single glazed lean-to at rear and porch at side - Approved

S/2001/0525 Extension and new roof - 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: Alderbury Parish Council support this application.

Neighbour/third parties: No objection subject to condition

The neighbours at Newhaven have commented:

'*The Block Plans are inaccurate and misleading. There is no plan that correctly represents the position of my home next to Rosemarsh. I object only to the location of the door on the side of Rosemarsh because there is no viable access to that door from the side of the plot. The distance between the external wall of*

Rosemarsh and the Rosemarsh side of my boundary wall varies from 46cm at the back if the house to 60cm at the front of the house. If the door is deleted from the design and corrected drawings submitted then I have no objection.'

Highways: No objection. '*The proposal will result in the property becoming a 4-bed dwelling and the site benefits from adequate off street parking to meet Wiltshire's current parking standards.'*

Rights of way: No objection.

'The property is accessed via a public footpath Alderbury 20. This is not recorded as a public vehicular highway. The only recorded public rights along it are on foot. In order to drive a vehicle along here, the applicant would require a demonstrable private right of vehicular access. Without this private right they would be committing an offence under Section 34 of the Road Traffic Act 1988. The granting of planning permission does not give the applicant or householder a vehicular right of access over the footpath. As this is an existing property, I am making an assumption that the applicant has a private right of access.'

There is no objection subject to the informatives attached at the bottom of the decision notice and this report.

PLANNING ISSUES

The application is considered including but not limited to 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 with regards 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.

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

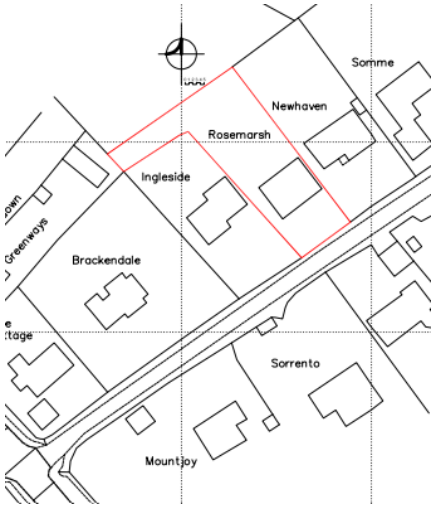
ASSESSMENT

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.

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

The existing dwellinghouse is a 1.5 storey detached house with 3 bedrooms. The application site is in a residential area with the highway to the south, allotments to the north, and detached residential dwellings on the east and west.





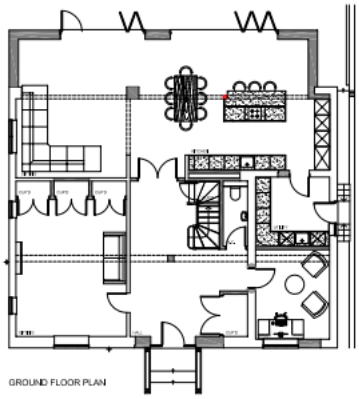
The proposed works reposition the existing off centre front porch to be central on the front elevation. The existing integrated garage is proposed to be converted to be a study and to allow for this, the existing garage door is proposed to be replaced with a window. There is also a proposed door and a window to give side access, a ground and first floor rear extension,

creation of two pitched roofs with a central valley to the rear to allow for the rear extension, and roof lights on the front elevation. The proposed works will create an additional bedroom, making the dwelling house a 4-bedroom house.

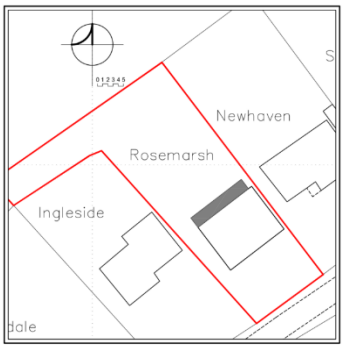




On the front elevation, the existing garage door will be filled in with bricks to match existing. The front porch is to be moved centrally on the front elevation with the existing window to be removed and a new window is proposed symmetrically to the ground floor window on the left. Two new roof lights are proposed on the front elevation roof.







The proposed rear extension on the ground floor will represent a minor increase to the existing footprint of the dwelling. The length of the ground floor extension aligns to the extent of the footprint of the neighbouring dwelling, Newhaven. The width of the ground floor rear extension will be set back by about 1 metre from the boundary. On this east elevation there is a proposed

door and window giving side access to a utility room. On the west side of the application site, there is an existing wider side access to the garden which will not be impacted by the proposal.

The first-floor rear proposal will demolish two existing rear dormers and proposes two pitched roofs to the rear with a central flat roof area. The proposed two pitched roofs are to be of the same ridge height as the existing roof, therefore there is no increase to the existing height in the proposal.

The rear elevation of the proposal is to have two sets of bi folding doors on the ground floor, a UPVC window on the first gable on the first floor, and on the second gable a set of internally bi folding doors with glazing to the top of the gable and a sheet of glass to create a Juliet balcony that runs on the same face as the external wall. The rear of the property faces onto allotments and therefore there would be minimal overlooking created by these additions. The proposed materials are stated as matching the existing materials with the introduction of proposed aluminium bi fold doors to the rear extension. These materials are deemed suitable for this proposal.





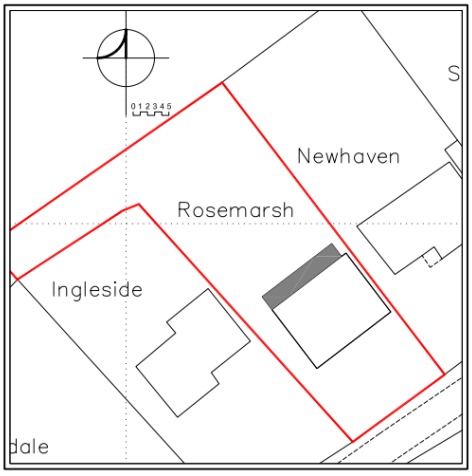
The scale of the extension is subservient to the existing dwelling in terms of its height, massing, footprint, and impact of the development on visual amenity of the surrounding area. Junction Road slopes down as it goes from west to east. As shown in the picture above, the neighbouring houses of Newhaven and Somme are 2 storeys in height but are lower in roof height to Rose Marsh as the level of the road slopes down. The proposed rear extension ridge height matches the existing ridge height of the existing dwelling therefore there would be no increase in height on the streetscape. The neighbouring properties differ in style and layout and

there is no uniformity to the character of the street scene. The proposed development is not therefore considered to cause any harm to the visual amenity of the streetscape.

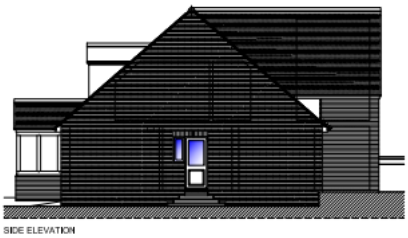
It is noted that the proposed works are subservient in scale, utilises suitable materials, and has been designed to complement the existing style of the dwelling. The proposed alterations would not cause any significant impact on the wider area and are considered to be acceptable accordingly.

There is a right of way running along Junction Road which is the access road to the property with reference ALDE20. The rights of way team have been consulted and have no objection to the principle of development as this is an existing property it is assumed that the applicant has private right of access. An informative from the rights of way team is also attached to this report and the decision notice.

Residential Amenity







The direct neighours at Newhaven have commented that the proposed door on the side elevation *'has no viable access to that door from the side of the plot. The distance between the external wall of Rosemarsh and the Rosemarsh side of my boundary wall varies from 46cm at the back of the house to 60cm at the front of the house.'*

The image above was taken by the case officer when they visited the site. The wall on the right is Rosemarsh, and the house on the left is Newhaven. The proposed door noted in the neighbour comment is proposed to be on the side elevation shown in the image above. This proposed door gives side access to a proposed utility room with the door opening inwards. The comments of the neighbour have been taken into account but it is deemed a non material planning consideration. The agent and applicant are aware that the access is slightly resiticted due to the proximity to the boundary. Rosemarsh has an existing window serving the existing garage on this elevation. The neighbouring property, does not have any windows on this elevation, so overlooking or disturbance caused by the use of this door would not be an issue. The flank wall of the proposed rear extension is to be offset by approximately 1 metre from this shared boundary which will allow greater distance than the existing from this neighbour. The length of the proposal does not exceed the existing length of Newhaven thus creating minimal impact on amenity.



On the western boundary, the footprint of the extension does not extend beyond the existing width of the dwelling.

In terms of bulk and privacy, the development is considered to have minimal impact to the existing neighbouring amenities. The height and scale of the proposed development across the dwelling is in compliance with the relevant policy, and having no significant impact on residential amenities, it is deemed to be acceptable in this regard.

CONCLUSION

The neighbour impacts, alongside the comments received during consultation, have been taken into consideration. In terms of bulk, scale and proposed materials, it is not considered that the

proposal would harm neighbouring amenities or the character of the existing 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:

Proposed Elevations and Floor Plans ref: 1479/02 Date Received: 04/12/23
Proposed Block Plan Date Received: 04/12/23
Existing Elevations and Floor Plans ref: 1479/01 Date Received: 04/12/23
Location Plan Date Received: 04/12/23
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.

Informative:

The applicant should note that in order to access the site with a mechanically propelled vehicle (MPV), they will require a private right of vehicular access. Without this private right they would be committing an offence under Section 34 of the Road Traffic Act 1988. The granting of planning permission does not give the applicant or householder a vehicular right of access over the footpath. The applicant is advised to take legal advice to ensure they have a right of access.

The applicant should note that no construction / demolition vehicle access may be taken along ALDE20 without prior consultation with the Rights of way Countryside Access Officer (CAO) at rightsofway@wiltshire.gov.uk. Where appropriate any safety/mitigation/reinstatement measures must be approved by the CAO. It is an offence under section 131A of the Highways Act 1980 to

disturb the surface of a public right of way without lawful authority to do so. The Highway Authority have the power to take enforcement action as necessary.