CASE OFFICER'S REPORT

Application Reference: PL/2023/10537
Application Address: 2 Green Lane Close, Ford, Salisbury, SP4 6DQ

SITE DESCRIPTION/CONTEXT

The site is situated in the small village of Ford, outside of a defined settlement boundary as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP23. The application site is within a Special Landscape Area, as defined by saved Salisbury District Local Plan policy C6; it is in Flood Zone 1 with the River Bourne located approximately 180 metres south of the property, situated within the Hampshire River Avon catchment; and is within the 13.8-kilometre recreational buffer of the New Forest Special Protection Area (SPA) and RAMSAR site.

The application site is a detached bungalow located on Greenlane Close, a cul-de-sac in the eastern side of Ford. The site is bordered by the highway to the east and residential dwellings to north and south, and a track running along the western boundary of the site with residential dwellings across the track.

PROPOSAL

The application seeks permission for front and rear single storey extensions and ground mounted solar panels to rear garden.

In detail, the proposed works are to extend the existing roof over the attached garage, a front extension with a proposed asymmetrical pitched roof and a flat roof, a rear extension with flat roofs of varying heights, a wraparound veranda going around the entire perimeter of the dwelling, alterations to the driveway to allow for an additional off street parking space, associated landscaping works and ground mounted solar panels to the rear garden.

RELEVANT HISTORY

There are no records of any planning applications that have previously been submitted for works at 2 Green Lane Close.

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: Southern Wiltshire Community Area

Core Policy 42: Standalone Renewable Energy Installations

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

Laverstock and Ford Parish Council: None received.

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 in the small village of Ford.

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

ASSESSMENT

Principle of Development

The site is not situated within a settlement boundary as it is located in the small village of Ford. As defined by WCS policies CP1, CP2 and CP23, development outside the defined settlement boundaries and at small villages will be limited to infill within the existing built area. As the application site already consists of a residential dwelling, there is 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 application site is a detached bungalow located on Greenlane Close, a cul-de-sac in the eastern side of Ford. Green Lane close is characterised by detached bungalows with substantial front gardens and driveways The bungalow has a main pitched roof with an attached garage with a flat roof, and staggered minimal rear extension with a flat roof. A retaining wall wraps around the west and rear of the property creating a small patio area with steps leading down to the rear garden.



The application proposes converting the attached garage to be part of residential use by extending the existing pitched roof over the garage. This proposed extended pitch roof will match the existing main pitched roof in terms of materials and height. The proposed front extension will be staggered and will run along the whole width of the dwelling. The proposed entrance to the dwelling will be relocated from the front elevation to the side elevation of the proposed porch. The walls are proposed to be render with segments of timber cladding between the windows. The extension on the front will have an asymmetrical roof over a part of it and a section of flat roof. From the front elevation, the proposed wraparound veranda will also be seen extending from the entrance porch to the west side of the front elevation. The wraparound veranda will also be seen on a small section on the side access to the rear on the east elevation.



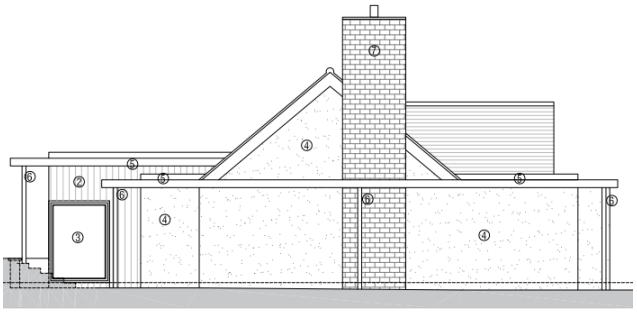
Front Elevation

The application also proposes an infill rear extension with the proposed footprint not extending past the existing length of the dwelling. The rear extensions will have flat roofs with two different roof heights. The wraparound veranda will also wrap along the entire width of the rear elevation.



Rear Elevation

The proposal does not see an extension to the existing west wall of the dwelling. The existing chimney stack is retained on this west wall, and no windows are proposed on this elevation. The other existing chimney on the rear pitch of the existing bungalow is proposed to be demolished.



West Elevation (side)



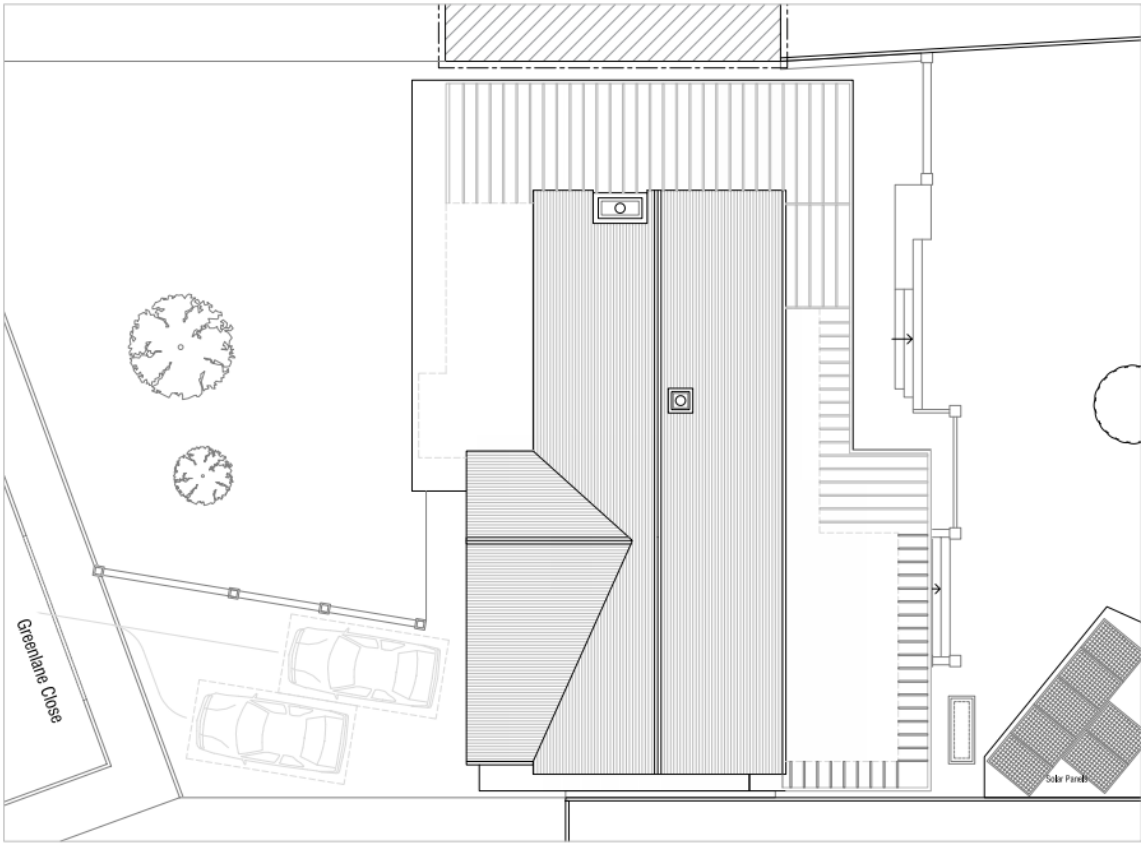
East Elevation (side)

The width of the proposal does not extend beyond the existing footprint on either side of the dwelling. However, the external wraparound veranda extends beyond the existing/proposed footprint on the west side of the dwelling, close to the neighbouring 1 Green Lane Close.

The application site has different ground levels between the house and the rear garden. The existing dwelling has steps from the house leading down to the rear garden. The proposed extensions incorporate enlarging the level threshold patio space around the rear elevation, moving the existing retaining garden walls further back into the rear garden, and moving the retaining wall on the west of the dwelling to create a patio area on the west side of the dwelling under the canopy of the wraparound veranda.



The driveway is proposed to be altered to allow for an additional car parking space giving the dwelling a total of two car parking spaces. The application also proposes seven ground mounted solar panels arranged in two rows, with the first row measuring a total length of 5.5 metres, and 2.2 metres on the second row. They are proposed to be located at the northern most corner of the rear garden. The solar panels would be used to generate energy for residential use and would therefore not be a large-scale energy installation. The ground mounted solar panels are at the rear of the property and would not be visible from the highway.



In terms of the scale of the proposal, the proposed asymmetrical pitched roof on the front elevation has a lower ridge and is subservient to the existing main pitched roof. The other proposed roofs are flat roofs and are subservient to the existing roof. The proposed roof heights are acceptable and maintain the streetscape of the street.

It is noted that the proposed works are subservient in scale, utilise suitable materials, and has been designed to complement the existing style of the dwelling, and would not be of harm to the visual amenity of the streetscape. 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. There is no proposed window on the west side elevation of the dwelling, and there is no increase in footprint on the west side. On the east elevation, there is no increase in footprint which allows the dwelling to maintain a secondary side access to the rear of the dwelling. There are two new proposed windows on the east elevation, these windows serve the bathroom and would benefit from being opaque so as not to overlook the neighbouring property on 3 Green Lane Close. The proposed fenestrations on the rear elevation have minimal impact and overlooking as the neighbrouing dwelling, 12 Green Lane is of a substantial distance from the property.

In terms of bulk and privacy, the development has minimal impact to the existing neighbour amenity, and there will be no overlooking created by the proposal. The dwelling will maintain as a bungalow and the proposed additional roofs will be subservient in scale to the main pitched roof. 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.



1 Green Lane Close



3 Green Lane Close

CONCLUSION

No comments have been received from consultation of neighbours, consultees, or any third parties. After the consideration of neighbour impacts, design, scale and proposed materials it can be concluded 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 Received: 04/12/23
Existing Block Plan Received: 04/12/23
Existing Elevations ref: Received: 12/12/23
Existing Ground Floor Plan ref: 00-100-P2 Received: 12/12/23
Existing Elevations ref: 00-200-P2 Received: 12/12/23
Existing Roof Level Plan ref: 00-101-P2 Received: 12/12/23
Proposed Block Plan Received: 12/12/23
Proposed Ground Floor Plan ref: 10-100-P2 Received: 12/12/23
Proposed Roof Plan ref: 10-101-P2 Received: 12/12/23
Proposed Elevations with materials annotated ref: 10-200-P2 Received: 12/12/23
Proposed Ground Mounted Solar Panels ref: 10-110-P1 Received: 12/12/23
Manufacturer Specifications Received: 12/12/23
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.

4. Before the development hereby permitted is first brought into use the two windows on the north side elevation (serving the bathroom and the en-suite) shall be glazed with obscure glass. The window shall be maintained as such during the lifetime of the development.

REASON: In the interests of residential amenity and privacy

Informative:

The application involves an extension to the existing vehicle access. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at http://wiltshire.gov.uk/highways-streets to make an application.