CASE OFFICER'S REPORT

Application Reference: PL/2023/10508
Application Address: 28 Myrrfield Road, Bishopdown, Salisbury, SP1 3FQ

SITE DESCRIPTION/CONTEXT

The site is situated within the defined settlement boundary of the principal settlement of Salisbury, 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 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 two-storey detached dwellinghouse located on Myrrfield Road in the northeastern side of Salisbury. The site is bordered by the highway to the east and residential dwellings to the west and south. To the north the property is bordered by a footpath connecting to Green Lane.

PROPOSAL

The application proposes to upgrade the existing rear conservatory windows and roofs from the existing polycarbonate roof to proposed solid roof panels with areas of glazing and replacing the existing windows and frames with new upvc glazing.

RELEVANT HISTORY

There are no records of any planning applications that have previously been submitted for works at 28 Myrrfield Road.

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 20: Spatial Strategy for the Salisbury 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

Laverstock and Ford Parish Council: No comment

Neighbour/third parties: None received.

ASSESSMENT

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 including but not limited to WCS CP1 Settlement Strategy, and CP20 Spatial Strategy for the Salisbury Community Area as the site is located within the settlement framework boundary of Salisbury.

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

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 application seeks to replace the windows and roof of an existing conservatory while retaining the existing brickwork on the base of the conservatory therefore there will not be an increase or change in footprint from the proposed works.

The existing conservatory is accessed from the south elevation by a set of glazed double doors. The existing north elevation of the conservatory has clerestory windows facing the footpath. The existing windows are to be replaced with upvc windows in anthracite grey and follows a similar configuration as the existing window sets.





The existing conservatory roof is a pitched roof made up of upvc frames and polycarbonate. The application proposes that this roof is to be replaced with ultra frame ultra roof with carbon grey slate tiles and two glazed panels on the roof at the side closest to the main dwelling. The existing gable pitched roof design is also to be replaced with a hipped roof design and better incorporates with the hipped roofs of the host dwelling. The new solid roof does not propose a height increase when compared to the existing ridge height of the conservatory. The details, appearance, design, and materials of the proposal have been considered and are deemed suitable.

Residential Amenity

No objections or comments were received by neighbours or third parties during consultation. In terms of bulk and privacy, the development does not propose any alterations to the existing conservatory with regards to the footprint, height, and scale of the existing and therefore there will be no change on the impact on residential amenity when compared to the existing.

CONCLUSION

The neighbour impacts, alongside site specific constraints have been taken into consideration. The application does not propose an increase in footprint, height or scale as compared to the existing conservatory, the proposed works are minimal and 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 Received: 04/12/23
Proposed Site Plan, Existing and Proposed Elevations and Floor Plans ref: 01/FOUNTAIN-KJM/23 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.