CASE OFFICER'S REPORT

Application Reference	PL/2023/09969
Site address	59 Church Road, Laverstock, Salisbury
Consultation expiry	18/12/2023

POLICIES

National Planning Policy Framework (NPPF)
2. Achieving sustainable development
4. Decision-making
12. Achieving well-designed places

Wiltshire Core Strategy (WCS)
Core Policy 57 Ensuring High Quality Design and Place Shaping

RELEVANT HISTORY

2023/03641 – proposed roof conversion, extensions and alterations – A/C 20/07/2023

REPRESENTATIONS

Laverstock and Ford Parish Council: No comment

Neighbour/third parties: No comments received.

PLANNING ISSUES

- Site description, proposals, and principle of development

This application proposes the siting of a small self-contained single bedroomed cabin as an annex in the rear garden of the host property to meet the needs of the applicant's son. Details of the need have been provided as part of the supporting information with the application .

ASSESSMENT

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 Wiltshire Core Strategy (WCS) (Adopted January 2015) and the Wiltshire Housing Sites Allocations Plan (adopted February 2020).

Site description, proposals, and principle of development

The application site is a detached bungalow dwellinghouse on the east side of Church Road, in the residential settlement of Laverstock. The dwelling is centrally positioned within the plot, with a private front garden and driveway area to the east, and private rear garden extending to the west. The site is bordered by the highway along the eastern boundary, and by residential dwellings to the north, south and west. The dwelling is positioned centrally on the site, with a detached single garage to the north of the site, immediately adjacent to the boundary with no.61. The site lies within a dense residential setting, within a mixed streetscape of differing styles and layout of dwellings. The dwelling, when viewed from Church Road, is as below:-

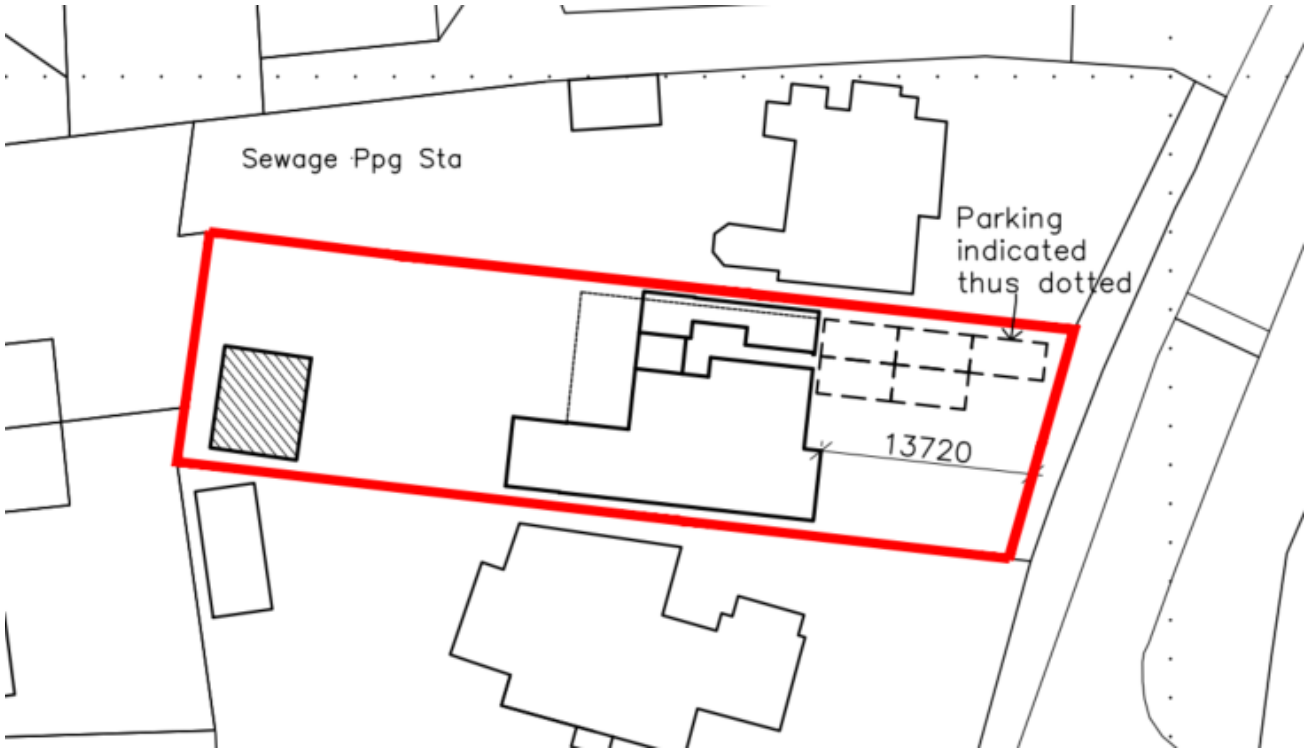


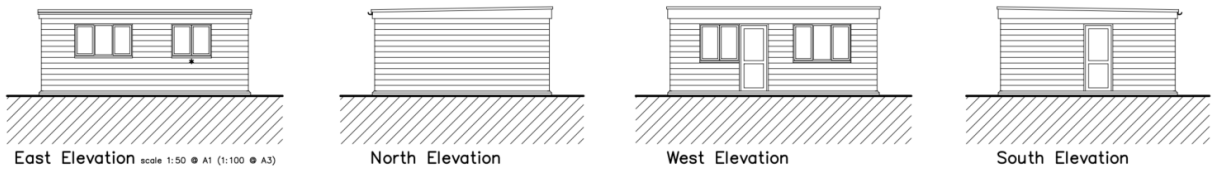


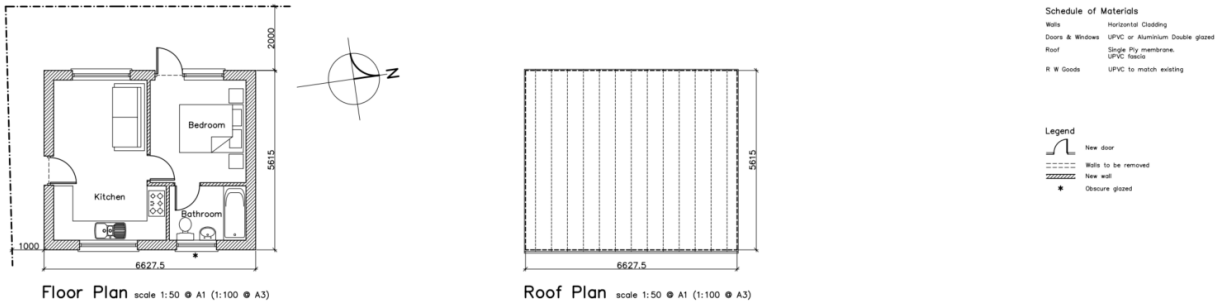
The photo above shows the rough position of the proposed cabin in the rear enclosed garden of the dwelling .

The proposal is to provide accommodation for a young adult son of the applicant who requires accommodation to meet his specific needs in a safe and quiet location close to the family home. All services and utilities will be provided from the parent dwelling and the building will remain within the curtilage of that property.

The plans as proposed are as set out below, with the max. height of the unit being less than 3m.







There is established case law that an annex does not have to be physically connected to the host property to still function as an annex, and that the site will remain as one planning unit. Planning permission would be required to change the use of the building to a separate unit of accommodation and if this were to occur the application would be considered on its merits at that time.

It is considered that the siting of the proposed annex will have minimal impact on neighbouring properties as the dwelling to the south has a substantial hedge and an outbuilding adjacent the siting of the proposed structure, which will be to the north of this hedge, and the dwellings to the west are at some distance from the boundary, with a greenhouse in one and shed like structure to the other on the boundary with the application site. Both dwellings have a substantial double garage between the proposed cabin and the dwellings themselves which further screen this proposed building from the occupants of the dwellings to the west. As part of the consideration of this application, the annex has been moved a further metre away from the western boundary to allow for the retention of the hedge and to allow more light into the cabin. It is a flat roofed

structure less than 3m in height and could probably be built as permitted development if it were to be a shed or similar outbuilding. The dwelling to the north is at a considerable distance away from the proposed cabin, with substantial vegetation in the way of trees and hedging along the boundary. The proposed building has no windows in its northern elevation. It is therefore considered that the cabin will have minimal impact on the residential amenity of the neighbouring dwellings.

The proposed annex is a self-contained one bed unit 6.6m x 6m in size. An existing path from the parent property already serves this area. The design of the building is a simple wooden clad cabin, and it will not appear visible in the streetscene due to the intervening dwellings which surround it. The development is therefore considered to comply with the provisions of policy CP57 in that it will relate well to the existing pattern of development in the area.

CONCLUSION

The proposal will result in a small annex within the garden area of the host dwelling and can be conditioned to remain as one planning unit with the parent property. It has no adverse impact on the streetscene or on neighbouring properties, and therefore the proposals accord with the objectives of core policy 57 in the WCS and the aims of the NPPF. It is therefore recommended that planning permission and LBC should be granted.

RECOMMENDATION

2023/09969 - 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 and Block Plan- received on 15th January 2024
Proposed Plans and Elevations – Drawing no.23/0391/101.A, received on 15th January 2024

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

The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 59 Church Road, Laverstock, Salisbury, and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re- enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.