CASE OFFICER'S REPORT

Application Reference:	PL/2023/07776
Application Type:	Householder planning permission
Consultation ends:	25th December 2023
Revised Target Date:	31st January 2024
Case officer:	James Repper

Site Address:	Imladris, Salisbury Road, Shrewton, Salisbury, SP3 4EQ
Proposal:	Demolition of existing conservatory and construction of new single storey rear extension and verandah. Cladding to rear elevation of extension and existing rear projection. Replacement of existing wrought iron, first floor balcony with glass and extension over new single storey extension.
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site is a detached residential dwelling located inside the settlement boundary and at the heart of the large village of Shrewton, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 4 (Spatial Strategy for the Amesbury Community Area). The application site is surrounded by other residential dwellings and their amenity/parking provisions on three sides and open countryside to the West. The River Till forms the western boundary of the site. Many of the nearby residential properties have been subject to alterations and/or extensions over time.

PROPOSAL:

This is a householder planning application proposing the removal of an existing conservatory to the rear of the building and its replacement with a single-storey extension in its place and the extension of the existing rear balcony/veranda over the new extension plus changes to the safety railings and the addition of screens to the balcony ends plus associated works. During the application process, the proposal's design has been altered in light of comments received adding the screening to the north and south ends of the veranda.

RELEVANT PLANNING HISTORY:
None

POLICIES:
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019

Wiltshire Core Strategy:
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP4 (Spatial Strategy for the Amesbury Community Area)
CP57 (Ensuring High Quality Design & Space Shaping)
CP69 (Protection of the River Avon SAC)

Supplementary Planning Documents:
Creating Places Design Guide SPG (April 2006)

REPRESENTATIONS:

Archaeology – No Objection

- Imladris is a 1970s(?) dwelling within the historic village of Shrewton. Earthworks that are presumed to represent the remnants of the shrunken village lie to the west of the River Till but the earthworks do not seem to cross to the east of the Till.

As I understand it, the proposed new extension lies almost entirely within the footprint of the existing dwelling and conservatory and so there would be minimal below ground impacts outside of the footprint of the existing dwelling. On this basis, I have no archaeological concerns with this proposal and no further action is therefore required as regards the buried archaeological heritage in relation to this application.

Ecology – No Objection Subject to Conditions

- A Construction Environment Management Plan (CEMP) has been submitted to satisfy the requirements of Core Policy 69. The CEMP confirms that construction-related storage and amenities will be located at the front of the house, outside of the 20 m buffer. Access to the site will also be from the front of the house. I am satisfied that the submitted CEMP is sufficient, especially given the scale of the development. Compliance with this document must be secured via condition if planning permission is granted.
  - The development will be carried out in strict accordance with the following documents:
    - Construction Environment Management Plan. December 2023.

    REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity

- Informatives
  - Bats

    There is a risk that bats may occur at the development site. The council considers it would be unreasonable to require the applicant to submit a bat survey because this could be considered disproportionate to the scale of development. Furthermore, given the nature of this development, the council considers that if bats were found, mitigation would probably not require further planning permission and a European Protected Species Licence would be forthcoming. Nevertheless, anyone undertaking this development should be aware that bats and their roosting places are protected at all times by the Conservation of Habitats and Species Regulations 2017 (as amended). Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. Consideration should be given to obtaining a survey from a professional ecologist before commencing work. If bats or evidence of bats is found at any stage of development, the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

  - Protected Species General

    The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Habitats Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species, you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Shrewton Parish Council – No Objection

Letters – One letter of objection was received to the initial public consultation against the original plans;

- Our objection is specifically and solely related to the extended 1st floor balcony which would massively impact the privacy of usable areas of our garden at Holly Cottage. Unlike the garden of the property submitting the application Holly Cottage has a very small garden with limited areas that can be used for relaxation and socialising, the majority of which will be overlooked by the proposed first floor balcony. Looking at the current plans it appears that protecting the privacy of neighbouring properties hasn't been considered at all since the balcony is being extended across the full width of the house and having waist height glass balustrade.

  Upon raising our concerns with the owner, we were informed that they already have two windows with a more direct view of the Holly Cottage garden which is simply not true. There are indeed two windows facing the direction of our property (in place when we purchased), however two mature evergreen trees are in situ which maintain privacy of the areas we mainly use. Their windows look down on our garden fence and the summerhouse granted but those are not areas we socialise or relax in. After seeking professional advice, it is our understanding that an increase to loss of privacy is a valid objection which the balcony would unquestionably cause.

  Unfortunately, due to the limited size of our garden and the fact that we host overhead telephone and electrical cables it is not possible for us to plant large trees that would enable us to protect our privacy in this case.

  We would ask the planning officers to consider restricting the balcony area to the current balustrade footprint and/or ensure that the extended balcony balustrade facing our property is tall and screened.

  No further response was received from the objector following the revised plans which added the screens to the north and south ends of the balcony/veranda.

ISSUES:

The main considerations which are material to the determination of this application are listed below:

- Principle
- Character & Design
- Neighbouring Amenities
- Ecology

PLANNING ASSESSMENT:

Principle:

The site is located upon a residential road of mixed-form housing within the settlement boundary of the large village of Shrewton, part of the Amesbury Community Area. WCS policies 1 and 4 set out a settlement and spatial strategy stating that the principle of development in large villages is considered acceptable but is limited to that needed to help meet the housing needs of the settlement.

Furthermore, the site is already in use for residential purposes and the principle of extensions or additions to be used in association with the existing residential use of the site is accepted. This principle acceptability is however subject to the detail, such as its implications for the character of the area; and neighbouring amenities. These will therefore be addressed in more detail below.

Character & Design:

Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites

share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality; A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

In this instance, it is considered that the proposed works are relatively minor in terms of scale, mass and height. The footprint of the existing dwelling will remain virtually identical to the current, when including the conservatory. The proposed materials are to match the existing dwelling to the side elevation with a composite cladding added to the rear elevation to denote the extension as a subservient addition to the dwelling whilst tying the proposals into the main dwelling. The extension of the balcony over the additional area of flat roof is considered to create a pleasing symmetry to the rear elevation whereas failing to extend the balcony would appear visually jarring and unnecessary. The proposals are located in such a location as to be near invisible from the public realm and as such are considered to have no tangible effect on either the street scene or the character of the surrounding area. Overall it is, therefore, considered that the scale, mass, height and design of the proposals are acceptable to maintain the character of the application site and would not harm the street scene or character of the area.

Neighbouring Amenities:
WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should "*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"*. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

In this instance, given the pre-existence of the northern half of the extension and balcony, it is considered that the revised proposals will be a benefit to the enjoyment of the amenity space available to the occupiers of Menengai Lodge to the north due to the introduction of the Trellis and associated planting to screen the side of the balcony which is only 2m from the boundary between the properties. It is also considered that the extended balcony, whilst moving closer to the southern boundary will still be 13.5m away and will also have a screen protecting the privacy of the balcony users and residents of the southern properties. Overall, it is therefore considered that the proposals would not cause harm to the enjoyment of amenity spaces available to the occupiers of neighbouring buildings,

Protection of the River Avon SAC, water quality and protected species (Ecology):
The Hampshire Avon is an internationally important chalk river which has been designated as a Special Area of
Conservation (SAC) for its sensitive habitats and populations of fish and molluscs. The catchment covers over half the county and the river and its tributaries flow through many of Wiltshire's towns and villages. Development within
the catchment has the potential to have a detrimental effect upon its qualifying features through direct damage, sedimentation, pollution, disturbance, or changes to its hydrological regime. Most of these impacts can be avoided or mitigated through the use of buffer zones, access management, habitat management and construction method statements. To ensure compliance with the requirements of the Habitats Regulations and Water Framework Directive, new development around the River Avon SAC catchment must not (alone or in combination) result in non-compliance with SAC water quality targets or compound existing problems of target exceedance in those parts of the catchment already failing SAC standards. Furthermore, new development must not prejudice achievement of conservation objectives for the SAC over the long term. In order to avoid and reduce potential environmental effects on the River Avon SAC, development will need to incorporate measures during construction and operation to avoid and prevent pollution and mitigate potential disturbance effects; appropriate measures may include consideration of

suitable buffer zones along watercourses, habitat enhancements and river access management measures. All development within 20m of the river banks should submit a construction management plan to the local planning authority to ensure measures proposed during construction are satisfactory.

The provided CEMP has been assessed and found to be acceptable for the location and scale of development with a specific condition to be added to any permission.

CONCLUSION:
The proposal would be of an acceptable overall scale, mass and design and would result in limited implications for the character of the application site or street scene. Similarly, due to its scale and limited height, it is considered that the proposal would be unlikely to have a significant impact on the amenities enjoyed by occupiers of adjacent dwellings. Sufficient mitigation evidence has also been provided to preserve the River Avon SAC.

The proposal would therefore accord with the aims and objectives of the Wiltshire Core Strategy and other Government guidance and is recommended that planning permission be granted for the proposal.

RECOMMENDATION:
Approve subject to the following conditions

Conditions: (8)

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:

Application Form & Certificate Received 12th September 2023
Plans Ref:
Location Plan Received 12th September 2023
Revised Proposed Block Plan DWG: ISR04BP Rev A Received 25th October 2023
Revise Proposed Elevations DWG: ISR08EP Rev A Received 25th October 2023
Proposed Floorplans DWG: ISS06FPP Recevied 12th September 2023
REASON: For the avoidance of doubt and in the interests of proper planning.

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those detailed within the application form and submitted plans.

REASON: For the avoidance of doubt and in the interests of visual amenity and the character and appearance of the area.

4 The development will be carried out in strict accordance with the following documents:

• Construction Environment Management Plan. December 2023.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity

5 No additional lighting shall be installed at the address unless details (locations and specification) of all proposed lighting have been submitted to and approved by the Local Planning Authority in writing.

REASON: To avoid illumination of the adjacent River Avon.

6 No works including demolition and groundworks shall take place outside daylight hours; no construction lighting will be used on the site throughout the development and construction phase.

REASON: The introduction of artificial light is likely to mean that any wildlife using the area is disturbed. Such disturbance will constitute an offence under relevant wildlife legislation.

7 No burning of materials shall take place on the site during the construction phase of the development.

REASON: To avoid impacts on the River Avon.

10 The trellis proposed on the balcony hereby approved, shall be erected prior to first use of the balcony and shall be retained as such in Perpetuity.

Reason: In the interests of protecting the amenity of neighbouring properties.

Informatives: (2)

8 **Bats**
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