CASE OFFICER'S REPORT

PL/2024/00334
58 The Borough, Downton, Salisbury, SP5 3ND
Addition of 1st floor extension to side and rear and PV Panels to the rear roof

Date of Inspection:	**N/A**
Date Site Notice and Advert posted	**23/1/24 and neighbour notification**
Publicity Expiry	**29/6/23**

POLICIES

Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (NPPF) and Planning Policy Guidance

Neighbourhood Plan: Made Downton Neighbourhood Plan

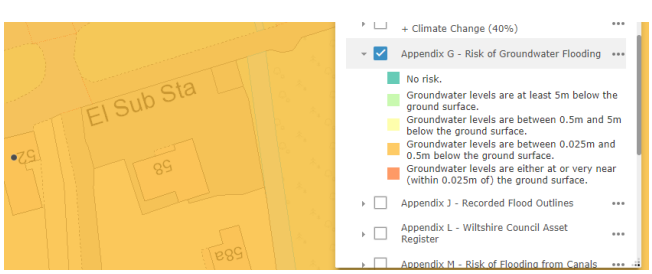
Wiltshire Core Strategy 2015 (WCS)

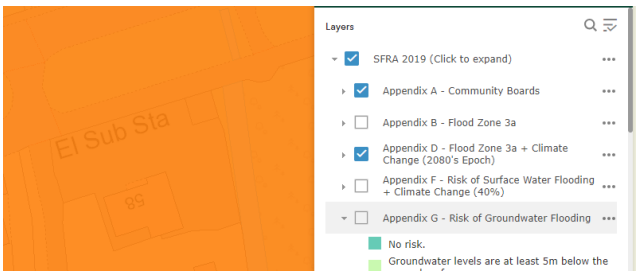
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 23: Spatial Strategy for Downton Community Area
Core Policy 34: Additional Employment Land
Core Policy 41: Sustainable Construction and Low Carbon Energy
Core Policy 49: Protection of rural services and community facilities
Core Policy 50: Biodiversity and Geodiversity
Core Policy 51: Landscape
Core Policy 57: Ensuring high quality design and place shaping
Core Policy 58: Conservation of the Historic Environment
Core Policy 60: Sustainable Transport
Core Policy 61: Transport and Development
Core Policy 67: Flood Risk
Saved Policy C6: Special Landscape Area (SLA) (annex D of WCS)

- Wiltshire Local Transport Plan – Car Parking Strategy Chapter 7: Parking Standards
- The Community Infrastructure Levy Regulations 2010
- Level 1 Strategic Flood Risk Assessment

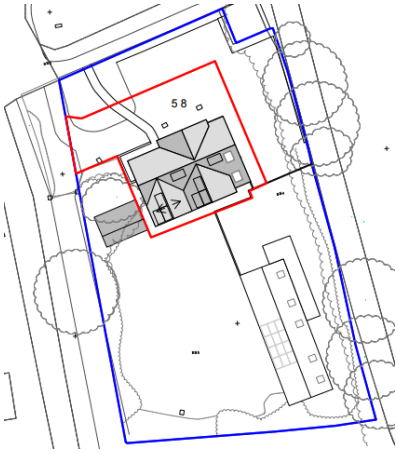
Constraints:

- Within settlement boundary for Downton, Local Service Centre
- Conservation Area, Grade II listed buildings to north east and west
- Hampshire River Avon SAC catchment
- New Forest Protected Sites 13.8km Recreation zone of influence
- Accessed from The Borough and Right of Way DOWN 56
- Special Landscape Area
- The site is within FZ2, FZ3a plus climate change, and is subject to high groundwater flood risk.









MAIN PLANNING ISSUES

1. Principle
2. Scale, design, impact on the streetscene and the settings of heritage assets
3. Neighbouring amenities
4. Flood Risk

REPRESENTATIONS :

Parish Council – Support

Third parties – none

SITE HISTORY: Various tree applications – please refer in full.

S/2011/1142 Change of Use of a residential property into a dental practice, retaining some residential component AC
14/05233/FUL The demolition of an UPVC conservatory to the east elevation and erection of two single storey extensions to the side and rear of the property to create new decontamination room and extension to waiting room AC
16/09232/VAR Variation of Conditions 2, 16, 17 & 18 of Planning Approval 15/01766/FUL relating to approved plans, sustainable homes and drainage AC
18/00632/FUL Extension and renovations to an existing property. Enclosing the existing, external porch. Renovations include internal works and replacing the external cladding. Solar Panels to roof W/D

ASSESSMENT:

Site and Proposal

The site lies within the Conservation Area for Downton. The dental property has spacious front and rear grounds, with off street parking to the front of the property. The site currently has access from The Borough, for both pedestrians and vehicles. The site entrance provides access to the car park for the dental business and is to be retained.

The proposal includes the addition of an improved replacement 1st floor decontamination room, a change of the 1st floor waiting room to a further surgery room, a replacement 1st floor patient seating area, an extension of the ground floor patient waiting room, and provision for a small office, with PV Panels to the rear roof.

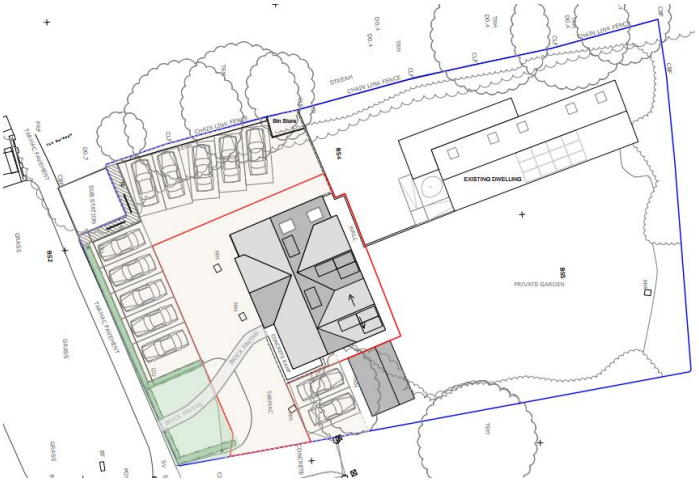
The two new 1st floor extensions have been designed to complement the existing building and follow the same design rationale to ensure that there is limited impact on the street scene. The first floor extension to the side (east elevation) would be improved to better match the existing building as well as partially obscure the dwelling behind the property (58A The Borough) which has a

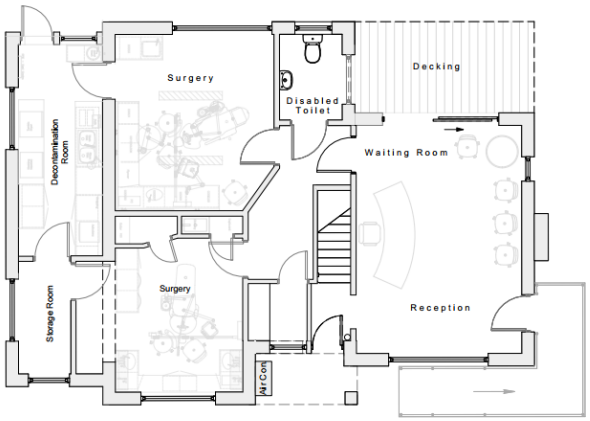
different design and materials. The extension to the back of the property has no impact on the street scene and cannot be seen from the front of the property.

The proposed development makes better use of the space available within the property, improving functionality and layout and allowing for a more efficient dental business.

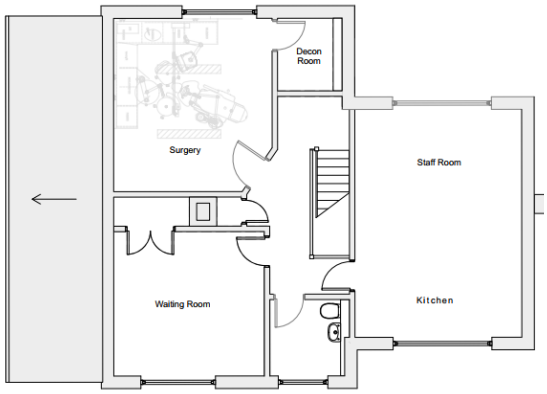
The proposed replacement upstairs decontamination room would provide improved space to serving both upstairs surgeries. It would also future-proof the current upstairs dental service by providing more space for potentially required decontamination systems, processes and equipment in future. The rear extension allows for an additional first floor seating area to assist the upstairs surgeries and a larger and better flowing reception space on the ground floor to accommodate the growing business.



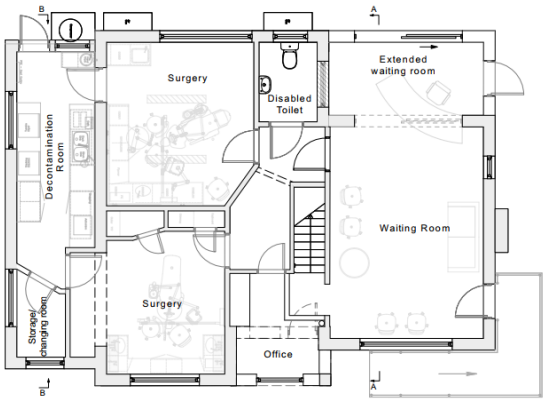




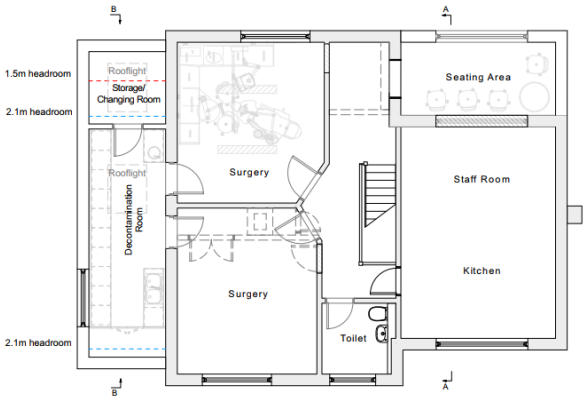
Existing Ground Floor Plan
Scale 1:100



Existing First Floor Plan
Scale 1:100



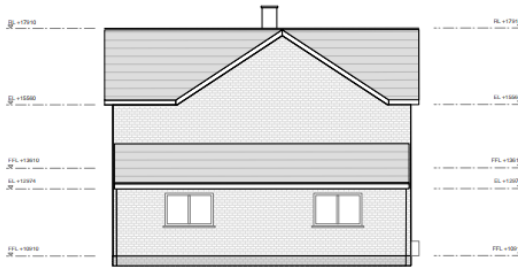
Proposed Ground Floor Plan
Scale 1:100



Proposed First Floor Plan
Scale 1:100



Existing North Elevation
Scale 1:100



Existing East Elevation
Scale 1:100



Existing West Elevation
Scale 1:100



Existing South Elevation
Scale 1:100

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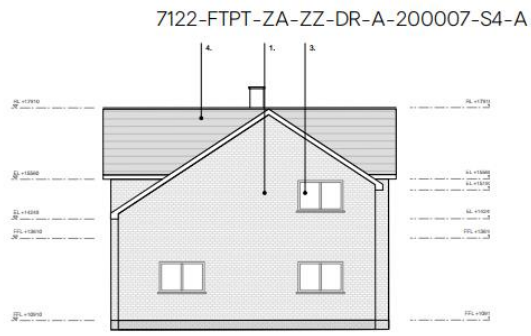
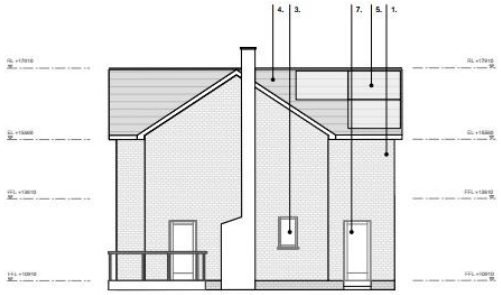
Proposed North Elevation
Scale 1:100



Proposed East Elevation
Scale 1:100



Proposed West Elevation
Scale 1:100



Proposed South Elevation
Scale 1:100

1. Principle

The application must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraphs 11 and 12 of the NPPF confirms that applications must be determined in accordance with the development plan and that proposals which conflict with the development plan should be refused unless material considerations indicate otherwise. (Section 70(2) of the Town and Country planning Act and Section 38(6) of the Planning and Compensation Act 2004). The NPPF is also a significant material consideration and due weight should be given to the relevant policies in existing plans according to their degree of consistency of the framework.

Core Policy 1 outlines the settlement strategy for Wiltshire and identifies the settlements where sustainable development will take place.

Downton is a local service centre and the extension and improvement of an existing community

service/facility to improve and enhance its operations within the settlement would be acceptable in principle under Core Policy 2, CP23 and CP34 and would be sustainable development under the NPPF.

2. Scale, design, impact on the streetscene and the settings of heritage assets

Adopted Wiltshire Core Strategy Core Policy 57 states:

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire….

The 1990 Act, the NPPF section 16 and Core Policy 58 seek to ensure that the settings and significance of heritage assets are not harmed. The site lies within the Conservation Area and close to Grade II listed buildings and great weight must be attached to the importance of these assets when determining applications that may affect their significance and settings. Any harm should be weighed against the public benefits of the scheme.

Whilst significantly improving the functionality and capacity of the dental service, the proposed extensions and building work are modest in scale and do not increase the existing footprint of the building. The additions include the footprint of a previous conservatory sited on the building corner, now laid as decking.

The proposed materials for the development are facing brickwork, render and tile hanging to match existing walls. The roof would be replaced with a similar tile to the existing.

The elevations would retain the symmetry and form of the building. All existing windows would be retained. The upper floor side extension utilises rooflights instead of a window to keep the existing facade aligned. The back extension re-uses the same sliding door and upstairs window. This would have minimal impact on the current building in terms of appearance. The scale and mass of the development would be appropriate to enable the building to function efficiently as a dental practice without increasing the overall footprint of the building or negatively affecting the local context. The proposal has been carefully designed to minimise the visual impact by matching the existing building in terms of materials and scale. All trees around site are to be retained. There will be no changes to the existing landscaping and hard surfaces.

The development is considered to be sympathetic to and in keeping with the existing building and would have only a very minor visual impact on the surrounding conservation area and the street. The settings of nearby listed buildings would not be directly affected and no harm is perceived to the setting and significance of the Conservation Area. Any harm arising would be outweighed by the benefits of maintaining and expanding this important local service within the local service centre of Downton.

Core Policy 41 supports retrofitting measures improvements to existing buildings to improve their energy efficiency and performance. The proposed solar panels affect the rear and side elevations and are acceptable additions to the building.

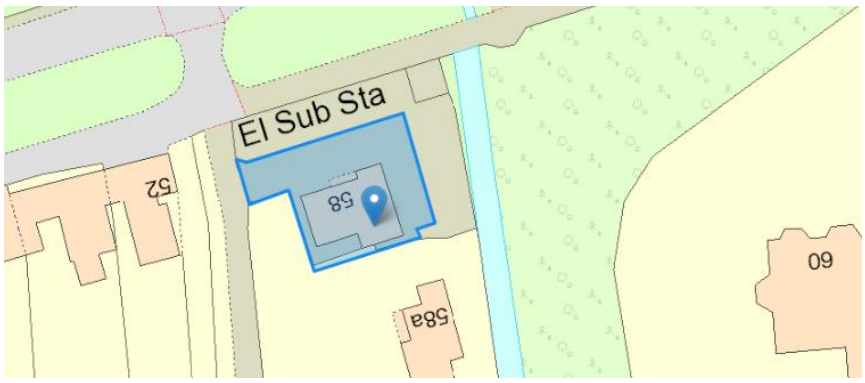
Therefore, no objection is raised to the proposal and there is no perceived harm to the character of the conservation area, the settings of nearby Grade II listed buildings or the appearance of the streetscene, in accordance with saved Policy C6, CP57, CP58, CP41 and the NPPF.

3. Neighbouring amenities

CP57 also requires development proposals to have regard to:

vii. ...the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development

itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)



The nearest dwelling to the proposals, 58a is within the applicant's ownership and the proposals would not introduce any unacceptable levels of overlooking as a result of the proposed rooflights and alterations. The first floor element of the extensions should not appear unduly prominent or dominant from this property.

No 52 is separated by an access for No 54 and has a mature tree on the boundary. An existing first floor west facing window would be removed from the building by the proposals and an existing ground floor window would be replaced by a door. The occupiers of No 52 are unlikely to be unduly disturbed by these changes and no objection has been raised.

In conclusion, the proposed development would enhance a local facility in Downton without harm to the character of the area or detriment to neighbouring amenities and would comply with Policy CP57.

4. Flood Risk

The proposals seek to make amendments to an existing dental practice building by adding first floor extensions. The site is within Flood Zone Flood Zone 2, FZ 3a plus climate change and is subject to high groundwater flood risk. As the proposal does not add to the existing ground floor area including the existing porch and decking, it would not require a sequential test.

Paragraph 173 of the NPPF requires Flood Risk Assessments for all development in Flood Zones and 3 and it requires proposals to demonstrate that flood risk would not be increased elsewhere and that development is appropriately flood resistant and resilient:

173. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment[59]. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
d) any residual risk can be safely managed; and
e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

59 A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use

A Flood Risk Assessment (FRA) has been submitted with the application and it concludes:

There will be no additional surface area added, so the same amount of water will flow into the existing building's drainage system via new (or re-positioned) guttering and downpipes. The proposed addition of solar panels and in-fill of an existing covered porch area to the front also offer no additional surface area and have no relevance to drainage. There is therefore no increased flooding risk by these proposals.

The proposals do add another entrance door which in theory could increase flood risk to the site by creating an additional entry point, but the FRA adds:

The land upon which the property is built is significantly raised above the land surrounding it (some 1 metre higher than the street), and the building was even then built with a significantly raised floor – hence the long wheelchair ramp to enter the ground floor waiting room. Nevertheless, as a business we take flood risk seriously, have a business contingency plan for natural disasters, including flooding, and subscribe to the Environment Agency's flood warning alert system. We have also worked closely with the Council and Highways Agency in the past to alleviate flood risk in the road (The Borough) near our property.

As this application does not introduce a more vulnerable use to the site, there are no requirements for the FRA to consider flood risk in more detail. It is considered that due to the minimal changes proposed, the increase to flood risk is minimal. It is considered that it would be appropriate to add an informative advising the applicant of the identified risk of groundwater flooding (and that if they are concerned, they may wish to incorporate additional flood mitigation measures which may require separate planning consent). The proposal would comply with the NPPF and Core Policy 67.

RECOMMENDATION: Approve subject to conditions:

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.

The development hereby permitted shall be in accordance with the following approved plans listed in the schedule:

Existing Location Plan & Proposed Block Plan ref 7122-FTPT-EA-ZZ-DR-A-900001 Rev A dated Nov 2023
Proposed Site Plan ref 7122-FTPT-ZA-ZZ-DR-A-900003 dated Rev A dated Nov 2023
Proposed Elevations ref 7122-FTPT-ZA-ZZ-DR-A-200007 Rev A dated Nov 2023
Proposed Floor Plans ref 7122-FTPT-ZA-ZZ-DR-A-200005 Rev A dated Nov 2023
Flood Risk Assessment dated 8/2/24
Design and Access Statement ref 7122 dated Jan 2024

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

The development shall be implemented in accordance with the new and matching materials listed on the schedule on the Proposed Elevations Plan ref 7122-FTPT-ZA-ZZ-DR-A-200007 Rev A.

Reason: To secure a harmonious form of development, in the interests of the visual amenity of the Conservation area.

Informative

Flood risk: The site is identified to be at high risk of flooding from groundwater and is within Flood Zone 3a in the Strategic Flood Risk Assessment. The applicant may wish to consider/incorporate flood mitigation/resilience measures (which may require separate planning approval).