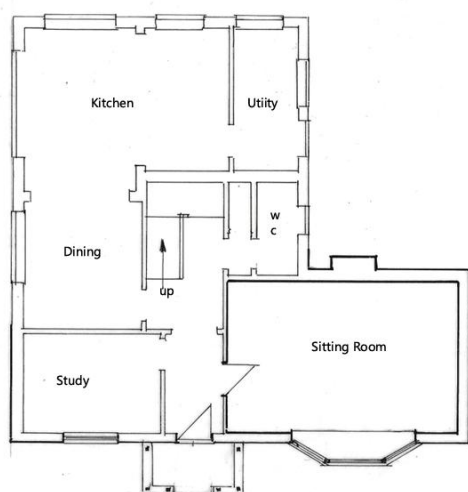
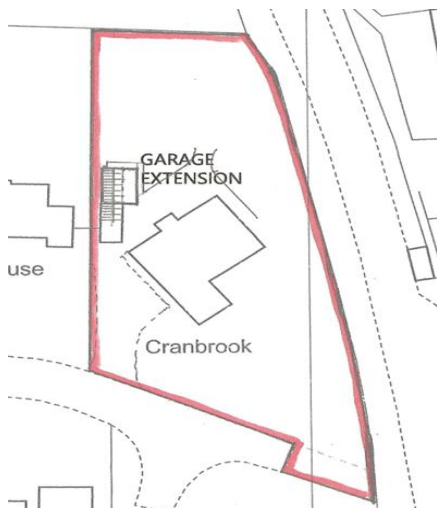


APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

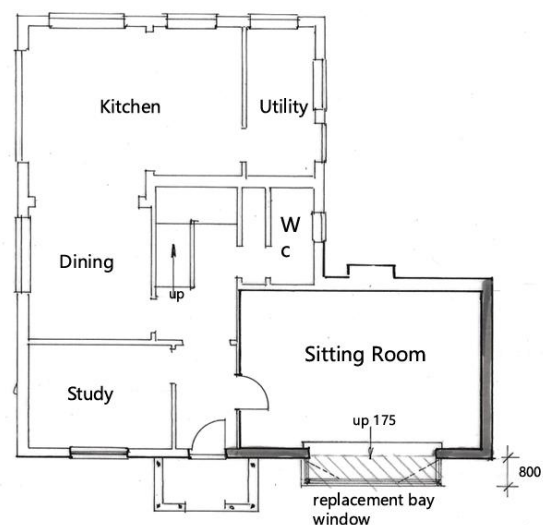
APPLICATION REFERENCE:	PL/2026/02273
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Cranbrook, Laverstock Park, Laverstock, Salisbury, SP1 1QJ
DEVELOPMENT DESCRIPTION:	Extension to garage and replacement of bay window
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the enlargement of the existing garage extending Northwards by 5m and 1.6m Eastwards and to replace the existing front elevation ground floor semi-circular bay window (which has been stated as being in need of repairing) with a new rectangular bay window.



Plan of Bay Window



Plan of Bay Window

AS PROPOSED

SITE DESCRIPTION/CONTEXT

The application site, Cranbrook is detached dwelling house with a large residential curtilage located in Laverstock. The site is located at the end of a cul-de-sac with properties known as Ibis House and Darnaway.

PLANNING HISTORY

Proposal / Summary
S/2004/1275 - Full planning permission Decision - Approve with Conditions Date: 13/7/2004 – EXTENSION
20/04371/FUL - Full planning permission Decision - Refused Date: 21/7/2020 – Proposed double garage, block paving and dropped kerb
19/12131/FUL - Full planning permission Decision - Approve with Conditions Date: 12/2/2020 – Rear two storey extension, proposed area of block paving for car parking, proposed extension of existing dropped kerb
PL/2026/02273 - Householder planning permission – Extension to garage and replacement of bay window

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1 Settlement Strategy
- Core Policy 2 Delivery Strategy
- Core Policy 23 Southern Wiltshire Community Area
- Core Policy 57 Ensuring high quality design and place shaping
- Core Policy 64: Demand Management

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

Wiltshire Local Transport Plan 2015-2026:

Car Parking Strategy

CONSULTATION RESPONSES

Parish/Town Council: No comment

Highways: No objection

Trees Officer: No objection, subject to conditions

REPRESENTATIONS

No comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The existing garage is well stepped back within the site, and the extension would be projecting further rearward within the plot and therefore would not have any negative visual impact upon the streetscene.

In addition, the garage would remain single storey with the proposed extension being constructed in matching materials. Therefore, the extension is acceptable and would not harm the overall character and appearance of the area.

Officers noted the presence of a protected tree within the rear garden of the site and further protected trees within the neighbouring property. An Arboriculture report was requested and this was reviewed by the Council Arboriculturist, who has raised no objection to the proposed works, subject to the works being carried out in accordance with the details specified within the report. This can be conditioned upon any approval.

The proposed replacement bay window is a minor alteration and with the matching materials proposed is sympathetic to the host dwelling and the wider character of the area.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.



The application site has one immediate neighbouring property being Ibis House to the West.

The position of the existing garage is along the shared boundary with this property and therefore the proposed projection Northwards would extend the elevation along this shared boundary. However, the single storey scale and design ensures the works would not be overbearing or dominant. In addition, it is noted that the property itself is stepped back from the boundary.

From photos it appears that the side end gable does have a window.



The scale and sloping roof of the garage ensure the window is not unduly impacted in regard to loss of light and no openings are proposed along the Western elevation. A condition can be imposed upon any approval ensuring that any future alterations to include any openings would require planning permission to ensure the privacy of this neighbouring property is upheld.

The proposed replacement bay window is not considered to result in any adverse effects upon any residential amenities.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The application site is not subject to any statutory or non-statutory ecological designations, and the scale and nature of development is such that significant harm to biodiversity is unlikely.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. 3 years
2. Plans as listed
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent Order that revokes, re-enacts or amends (with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans for the garage, shall be inserted in the (INSERT) roof slope(s) of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

INFORMATIVE: The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

4. The works hereby approved shall be carried out in strict accordance with the details contained within the submitted Arb Report to ensure the protection of the trees during construction.

REASON: In the interest of tree protection and visual amenity.

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.