

Design & Access Addendum

Section 73 Application

Mistlebourne, The Avenue, Porton, Salisbury SP4 0NT

Planning Permission PL/2024/04928

Introduction

This Design and Access Addendum accompanies a Section 73 application in relation to planning permission PL/2024/04928 for the demolition of the existing bungalow and erection of three dwellings. The application seeks to replace the approved two-storey dwellings with three single-storey bungalows whilst retaining the approved access arrangements, visibility splays, landscaping strategy and overall site layout.

The proposal does not increase the number of dwellings and does not alter the established principle of residential development at the site. The amendments relate solely to the design, scale and appearance of the approved dwellings.

Design Approach

The revised scheme has been developed to provide a lower-profile form of development that responds positively to the site's edge-of-road position and its relationship with neighbouring properties.

The approved scheme comprised three substantial detached family houses of two-storey appearance. The revised proposal replaces these with three individually designed bungalows, resulting in a significant reduction in building height, overall massing and visual prominence.

The design objective has been to create high-quality homes whilst reducing the physical impact of the development when compared with the extant planning permission.

Scale and Massing

A key benefit of the revised scheme is the reduction in built form.

Compared with the approved development, the proposed bungalows:

- Remove the dominant two-storey form.
- Significantly reduce overall ridge heights.
- Reduce visual bulk when viewed from surrounding roads and neighbouring properties.
- Create a more open appearance across the site.
- Reduce the perceived intensity of development.

As a result, the revised scheme is considered to sit more comfortably within the established character of the area whilst remaining consistent with the approved residential use of the site.

Residential Amenity

The reduction from two-storey dwellings to single-storey bungalows provides clear benefits in respect of residential amenity.

The revised dwellings reduce opportunities for overlooking, lessen any perception of enclosure and reduce the potential for overshadowing of neighbouring properties and gardens. The proposal therefore results in a demonstrably lower impact than the approved development.

Access and Parking

The approved access arrangements remain unchanged.

Plot 1 continues to be served from The Avenue whilst Plots 2 and 3 continue to be served from the approved access onto the A338. Approved visibility splays are retained, on-site turning remains available and parking provision continues to meet the needs of the development.

Accordingly, the revised development gives rise to no additional parking or highway impacts when compared with the approved scheme.

Landscaping and Trees

The revised layout has been designed to work alongside the approved arboricultural strategy.

The important retained Beech tree (T24) and associated root protection area remain protected. The revised landscaping proposals retain the established approach of boundary planting, new trees, native hedgerows and biodiversity enhancements. No proposed level changes occur within identified root protection areas.

The landscape character of the site will therefore continue to be enhanced through the implementation of the revised scheme.

Materials and Appearance

The proposed bungalows utilise a simple palette of high-quality materials including slate roofs, light-coloured rendered walls, brick detailing, grey-framed windows and photovoltaic panels. These materials provide a coherent and attractive appearance whilst maintaining a domestic scale appropriate to the surrounding area.

The revised dwellings maintain the quality aspirations of the approved development whilst presenting a more modest and less visually intrusive form of development.

Conclusion

The Section 73 amendments deliver a scheme that is materially smaller in scale than the approved development whilst maintaining the approved number of dwellings, access arrangements and overall development strategy. The revised bungalow design reduces height, massing and visual impact, improves residential amenity and maintains compliance with the approved ecological, landscaping and tree protection framework.

The proposal therefore represents a positive design evolution of the extant planning permission and continues to accord with the design and amenity objectives of the Wiltshire Core Strategy and the National Planning Policy Framework.