

## REPORT TO THE SOUTHERN AREA PLANNING COMMITTEE

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| <b>Date of Meeting</b>     | 23 <sup>rd</sup> May 2013  |
| <b>Application Number</b>  | S/2013/0071  |
| <b>Site Address</b>        | Land Adjacent To Parish Church, Salisbury Road, Steeple Langford, Salisbury, SP3 4NQ |
| <b>Proposal</b>            | Erection of detached two bedroom dwelling  |
| <b>Applicant / Agent</b>   | Ms Kate Fox / Paul Stevens   |
| <b>Town/Parish Council</b> | Steeple Langford   |
| <b>Grid Ref</b>            | E. 403643 N. 137476  |
| <b>Type of application</b> | Full Planning  |
| <b>Case Officer</b>        | Charlie Bruce-White  |

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### Reason for the application being considered by Committee

Cllr West has called in the application due to the scale of development, its visual impact upon the surrounding area, relationship to adjoining properties, design (bulk, height, general appearance), and environmental/highway impact.

#### 1. Purpose of report

To consider the above application and the recommendation of the Area Development Manager that planning permission be **GRANTED** subject to conditions.

#### 2. Report summary

The main issues in the consideration of this application are as follows:

1. Principle of development;
2. Previous appeal decision;
3. Character & appearance of the area, inc. impact on conservation area & setting of listed buildings;
4. Highway considerations;
5. Amenities of adjoining and nearby property;
6. Archaeology;
7. Affordable housing and open space contributions;
8. Other matters.

The application has generated objections from Steeple Langford Parish Council and seven third parties.

#### 3. Site Description

The site is situated on Salisbury Road within the village of Steeple Langford. It is within the Conservation Area and Housing Restraint Area, and comprises a vacant plot of land,

currently overgrown and enclosed by a timber panel fence. It is situated within a prominent part of the village, in front of a grade I listed Church. To its left are Church Cottages, a terrace closely associated with the church and its grounds. To its right, on the other side of The Upper, is Mill House. Nearby, on the opposite side of Salisbury Road is The Malthouse. These buildings, although not listed, are identified as of local importance within the Steeple Langford Conservation Area Appraisal (CAA).

#### **4. Relevant Planning History**

**07/1147** - Construct residential dwelling with associated parking – Refused: 20/07/07; appeal dismissed 05/06/08

#### **5. Proposal**

It is proposed to erect a two storey dwelling.

#### **6. Planning Policy**

Local Plan: policies G1, G2, G5, D2, H19, CN8, CN10, CN11, CN12, C4, C5, TR11, TR14, R2

Core Strategy: core policies 1, 3, 19

Central government planning policy: NPPF

Other material guidance: Steeple Langford Conservation Area Appraisal

#### **7. Consultations**

|                             |  |
|-----------------------------|--|
| <b>Parish Council</b>       | Object due to overdevelopment of site, overbearing impact upon surrounding properties including listed church, unsatisfactory parking/turning arrangement, construction could affect graveyard and adjacent trees, would obscure views of the church, would exacerbate existing surface water flooding problems. |
| <b>Conservation Officer</b> | No objection subject to amended plan illustrating a more characteristic roof pitch, and conditions to control quality of detailed design features.   |
| <b>English Heritage</b>     | Application should be determined in accordance with national and local policy, and on the basis of your specialist conservation advice.  |
| <b>Tree Officer</b>         | No objection subject to condition relating to tree protection measures.  |
| <b>Highways Officer</b>     | No objection subject to conditions on standard access requirements.  |
| <b>Archaeologist</b>        | No objection subject to archaeological watching brief condition.   |

## 8. Publicity

The application was advertised by site/press notice and neighbour consultation.

7 letters of objection were received, raising the following concerns:

- Overdevelopment of the plot;
- Would obscure views of the listed church and harm its setting;
- Unsatisfactory vehicular access and parking;
- Loss of privacy to neighbouring residential property;
- Potential affect of construction upon adjacent graveyard.

## 9. Planning Considerations

### 9.1 Principle of development

The site is within the Housing Restraint Area where Local Plan policy H19 states that the erection of a new dwelling will be acceptable only if the following criteria are met:

- there will be no adverse impact on the character of the settlement or neighbourhood designated as a Housing Restraint Area;
- there is no loss of an important open space which contributes to the special character of the area;
- the loss of features such as trees, hedges and walls, which contribute to the character of the area, is kept to a minimum; and
- the development will be in keeping with the character of the neighbouring properties.

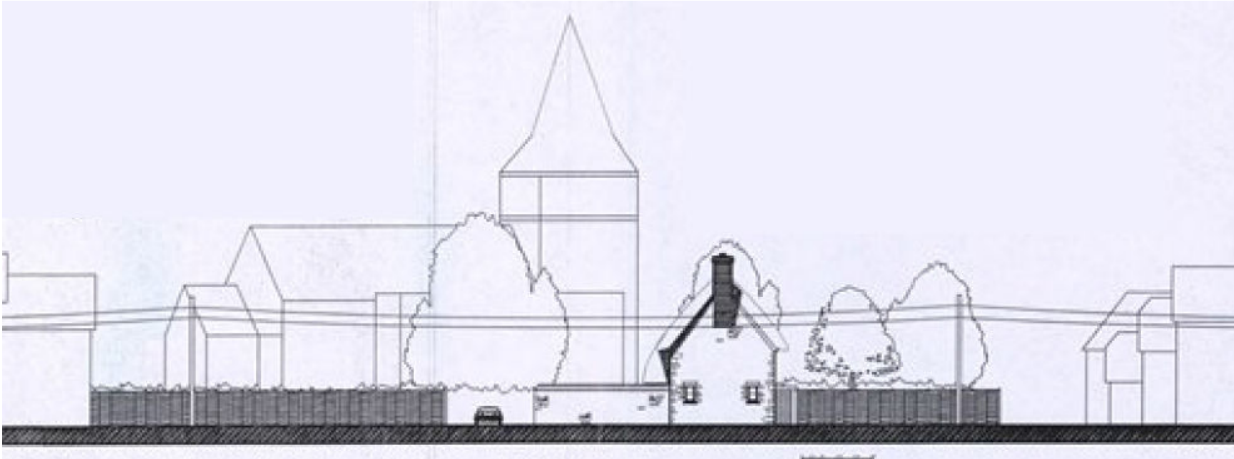
The site is also identified within the CAA as a potential redevelopment site in order to enhance the character of the conservation area. One of the key consideration will therefore be whether this objective is achieved.

### 9.2 Previous appeal decision

A previous application for a dwelling on the site has been refused and dismissed at appeal. The Planning Inspector identified two particular shortfalls relating to the design of the previously proposed dwelling, which he felt would result in a development that would be unsympathetic to the setting of the listed church, and one that would not preserve/enhance the character of the conservation area. Firstly, the orientation of the proposed dwelling was with its side to the road, whereas the Inspector identified the predominant pattern of development along Salisbury Road to be of property frontages facing the road. Secondly, the proposed use of a thatched roof in this position was considered to be out of keeping with the red clay roofing tiles that contribute an attractive unity to the immediate area.

## Previously refused scheme

### Street elevation



### Main elevation (facing away from road)



## 9.3 Character & appearance of the area, inc. impact on conservation area & setting of listed buildings

The CAA states that “The unkempt, undeveloped wedge of land to the north of the church does not make a positive contribution to the setting of the Grade I Listed church... There is significant scope for betterment here which would both potentially improve the townscape of the village and provide a better setting to the Grade I listed church”. The CAA suggest that this could be done by:

- Creating continuity of built form along the frontage;
- Reinforcing the corner with Duck Street;
- Continuing the use of stone or flint boundary walls;
- Keeping the eaves line low (a maximum of 4.2m).

The development now proposed seeks to incorporate the above recommendations and to avoid the uncharacteristic elements identified by the Inspector within the previous scheme. This has been achieved principally by orientating the dwelling with its main elevation facing the road and abutting the pavement, and more closely following the architectural style and materials of dwellings in the immediate vicinity of the site. In particular, the dwelling would have a more simple rectangular form, with a low eaves line, and would make use of natural stone walling and clay tiled roof. The dwelling would include a rear

extension, designed so as to appear as a later addition, being of a subservient scale with contrasting rendered walls. A condition could be imposed to ensure that the colour of the render would blend satisfactorily with the stone.

The applicant has submitted amended plans during the course of the application, in response to a request from the Conservation Officer to provide a more steeply pitched roof to the dwelling, which would be more in keeping with the local vernacular. The Conservation Officer also recommends that conditions be imposed to secure a sample panel of pointed stonework; sample tiles; dormer, eaves and window details; window/door arch details; and chimney details (including the gable treatment).

The Council's Tree Officer has confirmed that the proposed development is possible without having a significant adverse impact on the important adjacent trees, provided it is completed in accordance with the submitted arboricultural report, and further details of construction methods are submitted for approval via a condition.

#### 9.4 Highway considerations

The Highways Officer is satisfied with the proposed parking/turning arrangement and standard of the vehicular access, and consequently raises no objection in highways safety terms. A condition is recommended to secure appropriate drainage details to ensure that surface water from the site is not discharged onto the highway.

#### 9.5 Amenities of adjoining and nearby property

It is considered that the proposed dwelling is spaced a reasonable distance from neighbours so as to not result in unacceptable levels of overlooking or other adverse impacts.

#### 9.6 Archaeology

The Council's Archaeologist comments that the site is potential sensitive in archaeological terms, but considers that any such features could be adequately recorded through an archaeological watching brief undertaking during the construction phase.

#### 9.7 Affordable housing and open space contributions

The residential development of the site triggers the need for contributions towards affordable housing and public open space, under Core Policy 3 and Local Plan policy R2 respectively. The applicant has detailed that they would be willing to make such payments, and consequently the development would be acceptable subject to the completion of an appropriate S106 legal agreement.

#### 9.8 Other matters

It is noted that concern has been raised by the Parish Council and several neighbours that the construction of the development could affect the adjacent church graveyard. However, the dwelling would not be built right up to the boundary, and in any case the separate consent of the church authorities would be required to undertake any work that would affect their property.

## 10. Conclusion

The proposed residential development would be acceptable in principle and its redevelopment is supported within the Steeple Langford CAA. An appropriate design has been put forward which would overcome previous concerns of the Planning Inspector and which would adhere to the recommendations of the CAA. Consequently the proposal would preserve/enhance the character of the conservation area, and would not adversely affect the setting of the adjacent grade I listed church. Subject to conditions and a S106 agreement, other essential planning criteria would also be met.

## 11. Recommendation

**That subject to the applicant entering into a S106 agreement to secure contributions towards affordable housing and public open space**

**Planning Permission be GRANTED for the following reason:**

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the South Wiltshire Core Strategy, namely Core Policies 1, 3, 19 and saved Local Plan policies G1, G2, G5, D2, H19, CN8, CN10, CN11, CN12, C4, C5, TR11, TR14, R2.

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the social, economic and environmental conditions of the area.

**And subject to the following 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 shall only be undertaken in accordance with the following approved plans:

|                          |                       |
|--------------------------|-----------------------|
| Plan Ref....01 Rev. A... | Dated....18.03.13.... |
| Plan Ref....02 Rev. A... | Dated....17.01.13.... |
| Plan Ref....04...        | Dated....17.01.13.... |

Reason: For the avoidance of doubt.

- 3) No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and the character and appearance of the area.

- 4) No development shall commence to face the external walls of the dwelling until sample panels of both stonework and render, not less than 1 metre square each, have been constructed on site, inspected and approved in writing by the Local Planning Authority. The panels shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

Reason: In the interests of visual amenity and the character and appearance of the area.

- 5) No development shall commence on site until details of all eaves, windows (including head, sill and window reveal details), doors, dormers and chimneys (including gable treatment) have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and the character and appearance of the area.

- 6) No development shall commence on site until a scheme of soft and hard landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

- details of trees to be retained and any new planting proposed;
- means of enclosure;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc).

Reason: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 7) All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 8) No development shall commence on site until a detailed arboricultural method statement has been submitted to and agreed in writing by the local planning authority, to demonstrate how those trees be retained will be protected during the course of development. Development shall be carried out in accordance with the agreed details.

Reason: In the interests of visual amenity.

- 9) The development hereby permitted shall not be first occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

Reason: In the interests of highway safety.

- 10) No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the local planning authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

Reason: To ensure that the development can be adequately drained.

- 11) No development shall commence on site until a scheme for water efficiency, to reduce the water consumption of the dwelling hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

Reason: In the interests of the conservation of water resources.

- 12) No development shall commence within the area indicated (proposed development site) until a written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority. The approved programme of archaeological shall be carried out in accordance with the approved details.

Reason: To enable the recording of any matters of archaeological interest.

- 13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions to the dwelling hereby permitted, and no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected within its curtilage.

Reason: To safeguard the character and appearance of the area and to ensure there is satisfactory amenity and parking space retained around the site.

- 14) Construction works shall not take place except between the hours of 07.30hrs to 1800hrs on Mondays to Friday and 08:00 to 13:00hrs on Saturday. There shall be no work on Sundays and Public Holidays. This condition does not apply to the internal fitting out of the buildings.

Reason: In order to limit the noise and disruption to adjacent neighbours during antisocial hours