

Report to the Area Hub Planning Committee

Date of Meeting	26 th September 2013		
Application Number	13/00438/FUL		
Site Address	Swaffham House, Youngs Paddock, Winterslow, Salisbury, SP5 1RS		
Proposal	Erection of retaining wall and fence to front corner boundary (Amendment to S/2013/0063)		
Applicant	Mr Emad Moussa		
Town/Parish Council	Winterslow		
Electoral Division	Winterslow	Unitary Member	Chris Devine
Grid Ref	Easting: 424363 Northing: 132841		
Type of application	Full Planning		
Case Officer	Warren Simmonds		

Reason for the application being considered by Committee

The application has been called to Committee by Cllr Devine due to the level of public interest/local concern

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 application constitutes a reduced scheme and a resubmission of the previously refused application under planning reference S/2013/0063.

The parish council and four third parties object to the proposal.

The application is recommended for approval but has been called-in to Committee by Cllr Devine due to local concerns and the level of interest shown in the application.

3. Site Description

Swaffam House, Youngs Paddock is a detached two storey dwellinghouse situated within a residential area within the settlement of Winterslow.

4. Planning History

S/2013/0063 Erection of retaining wall and fence to front corner boundary Ref 08.03.13

5. The Proposal

The application relates to an area of land to the immediate south of the house and

proposes the construction of a retaining wall with brick piers and timber fence panels along the boundary of the land with the pavement to facilitate the raising of ground levels within the curtilage of the property to level the garden.

6. Planning Policy

- adopted (saved) local plan policy G2 (General Criteria for Development)
- adopted (saved) local plan policy D3 (Extensions)
- adopted (saved) local plan policy H16 (Housing Policy)
- NPPF (in particular chapter 7)
- Winterslow Village Design Statement

7. Consultations

Winterslow Parish Council

Object on grounds of adverse visual impact (loss of the open character of the area) and Highway safety

Highways Officer

No objection in terms of Highway safety, informative suggested in respect of the re-siting of the existing street nameplate

8. Publicity

The application was advertised by site notice and neighbour notification letters
Expiry date 31.07.13

Four third party representations were received, objecting to the proposal on grounds including not in-keeping with the open plan nature of the existing estate, would obscure visibility to the detriment of Highway and pedestrian safety, concerns in respect of structural safety and adequate drainage

9. Planning Considerations

9.1 Scale, design and materials

Swaffam House, Youngs Paddock is a detached two storey dwellinghouse situated within a residential area within the settlement of Winterslow. The application relates to an area of land to the immediate south of the house and proposes the construction of a retaining wall with brick piers and timber fence panels along the boundary of the land with the pavement.

The area of land currently constitutes an open grassed area which gently slopes from the south facing (side) elevation of the house downwards to the back of the pavement edge.

The application proposes the construction of a brick-built retaining wall with brick piers above and timber fence panels along the southernmost extent of the boundary of the property, for a length of approximately 21 metres immediately along the back (northern) edge of the pavement edge.

The proposed retaining wall would facilitate the importation of fill materials and raising of existing ground levels between the house and the new wall (by up to 1 metre) and would result in the provision of a new boundary structure of approximately 2 metres to 2.3 metres (max) above the existing (slightly undulating) ground levels on the pavement side.

Whilst concerns have been raised in respect of the height of the proposed wall & fence structure, and its potential impact on the character of the surrounding estate development, numerous other boundary walls and structures (including retaining walls) are present in the general street scene within the surrounding area, including low boundary walls of up to 1 metre in height, and other taller boundary fences with enclosing hedges up to (and exceeding) 2 metres (including immediately opposite the proposed wall/fence at the rear roadside boundary of 'Ashmead', and to the immediate west along the side boundary of the adjacent property at number 4.

Highways considerations

The Highways officer has commented on the application. He considers the proposed retaining wall and fence will not detrimentally affect Highway safety and recommends that no Highway objection be raised to this application.

10. Conclusion

The proposed new wall, by reason of its reduced height over that previously proposed under refused planning application S/2013/0063, would not present a visually dominant and unduly overbearing structure, and would accord with the existing character of the surrounding area where significant boundary structures are frequently located immediately at the highway edge, and would thereby integrate satisfactorily in relation to other properties and the overall landscape framework.

The proposed development is thereby considered accordant with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), D3 (Design) & H16 (Housing Policy) of the saved policies of the adopted local plan (constituting saved policies listed in Appendix C, of the adopted South Wiltshire Core Strategy), and the aims and objectives of the NPPF (in particular chapter 7). The proposed development would not be discordant with the guidance contained within the Winterslow Village Design Statement.

RECOMMENDATION

That permission be GRANTED, 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 hereby permitted shall be carried out in accordance with the following approved plans:

Drawing number 5677/1/3 dated Sept 2012 and deposited with the local planning authority on 02.05.13.

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

Informative To Applicant:

The Highways officer has commented that whilst (in his opinion) the principle of the erection of the proposed retaining wall is acceptable, the applicant should be informed of the following:

The proposed development requires the re-siting of an existing street nameplate. In this connection the applicant should be advised to contact the Council's Area Highway Office at Wilton Tel. 01722 744440 before the commencement of any development hereby permitted.