

Report to the Southern Area Planning Committee

Date of Meeting	28 November 2013		
Application Number	13/03367/FUL		
Site Address	88 Ridge, Chilmark, Salisbury, Wiltshire, SP3 5BS		
Proposal	Proposed detached home office / yoga room		
Applicant	Ms Rachel Boase		
Town/Parish Council	Chilmark		
Electoral Division	Nadder and East Knogle	Unitary Member	Cllr Bridget Wayman
Grid Ref	Northing: 395333		Easting: 131867
Type of application	Full Planning		
Case Officer	Louise Porter		

Reason for the application being considered by Committee

Cllr Bridget Wayman has requested the consideration of this planning application at a Planning Committee due to the “scale of development”, the “visual impact upon the surrounding area”, the “relationship to adjoining properties”, and the “design – bulk, height, general appearance”.

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 considerations which are considered to be material in the determination of this application are listed below:

1. Design, scale and siting (including impact on the AONB)
2. Impact on neighbour amenity

3. Site Description

88 Ridge is an end of terrace dwelling located in open countryside on a large plot. The terrace is positioned side on to the road and is surrounded by fields on three sides. The dwelling is accessed by a track to the south of the terrace.

4. Planning History

S/2001/0315	Two storey extension and access to parking	AC 11/04/01
S/2001/0895	Gabled window to north elevation (1st floor) & ground floor window to match existing	AC 25/06/01
S/2000/2048	Extension and vehicle access involving change of use to residential	AC 04/01/01

5. The Proposal

It is proposed to erect a detached outbuilding to the south-west of the dwelling to be used as a private yoga room and home office. The proposed building will be 6m wide by 9m long with a log store attached adding an extra 1.8m by 2.475m. The proposed building will have a pitched, gable-ended roof with a ridge height of 4.6m. The proposed building will be clad in cedar boarding and will have a natural slate roof.

6. Planning Policy

Salisbury District Local Plan saved policies (which are 'saved' policies of the adopted South Wiltshire Core Strategy):

G2: General Criteria for Development

Policy G2 provides general criteria for development proposals to be assessed against. The criteria relates to the preservation of important landscape and architectural features, residential amenity and highway and environmental issues.

D3: Extensions

Policy D3 permits extensions to existing properties or the development of ancillary buildings within their curtilages subject to the proposal being compatible with the existing property in terms of scale, character, materials and design and the proposal being carefully integrated into the streetscene and the landscape framework.

C5: Minor Development within the AONB

Policy C5 permits development within the AONB provided that the siting and scale of the development are sympathetic with the AONB landscape and the standards of landscaping and design are high, using materials that are appropriate and reflect the character of the area.

7. Consultations

Parish Council: Object, for the following reasons:

1. This is protected open countryside and a designated AONB.
2. It could very easily set a precedent for more development.
3. The proposed development is large in comparison to the existing cottage.

4. The proposal to include a shower room and lay on water facilities could indicate possible change of use.
5. There is no design or access statement.
6. The Land Registry shows that the drive is not part of their curtilage although they have access to their property, parking could be a problem.

8. Publicity

This application was advertised through via site notice, and neighbour notification letters.

1x letter of support received (via the Agent)

4x letters of objection received, covering the following points:

- Scale of proposal
- Unnecessary development
- Private or Business use?
- Ability to be converted to a separate residential unit
- Parking
- Access road not belonging to applicant
- Need to safeguard the countryside
- Error with site address

The issue regarding the ownership of the access road has been resolved, through the applicant serving notice on the owner of this access road, and Ownership Certificate B being signed on the application form.

It is unclear what the comment regarding the site address is highlighting. All of the application documentation and the data on the Wiltshire Council website have been checked, and all relate to 88 Ridge.

All other points raised are discussed in the sections below.

9. Planning Considerations

9.1 Design, scale and siting (including impact on the AONB)

The proposed outbuilding is to be located in the south-westerly corner of the large plot, separated from the dwelling by a mature hedge. The dense hedge and trees along the south and west boundaries provide screening for the proposal, resulting in limited views of the proposal being visible. The proposed outbuilding is to be clad in cedar which will enable the proposed building to blend with its surroundings. The proposed natural slate is considered to be an appropriate roof material.

Due to its appropriate materials, style and screening, the proposal is not considered to be a harmful addition to the AONB, and is considered to be compliant to policies D3 and C5.

Several representation letters made reference to the scale of the proposal and

questioned the need for a large outbuilding. Need for a development is not a material planning consideration. The proposed building is single-storey, subservient to the main dwelling with a lower ridge height, with a fairly small footprint in comparison with the size of the plot, and therefore the proposal is considered to be of a reasonable scale for its surroundings.

Representation letters also raised concerns regarding the potential for the proposed building being either converted into a separate unit of residential accommodation, or that it could be used as a business premises. Both these suggested uses would require a further planning approval, and therefore do not impact on this current application. An informative can be added to any approval, reminding the applicant that the proposed outbuilding can only be used for private uses in accordance with the main dwelling.

The proposal is partly situated within the existing parking area for the property, however there is considered to be sufficient space on site to accommodate parking for two vehicles.

9.2 Impact on neighbour amenity

The proposed building is to be located in the corner of the plot away from any neighbouring properties. Due to this separation distance, the proposal will not cause any overshadowing to neighbouring properties, nor will it cause any detrimental overlooking or privacy issues. There is a high degree of vegetation screening around the proposal which will lessen the visual appearance of the proposed development.

10. Conclusion

The proposed outbuilding is considered to be acceptable by virtue of its scale, design and materials, with no significant impact to the AONB or neighbouring amenities, and it is therefore considered to be in accordance with policies G2, D3 and C5 of the Salisbury District Local Plan (which are 'saved' policies of the adopted South Wiltshire Core Strategy).

RECOMMENDATION

Planning Permission be APPROVED WITH 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 be carried out in complete accordance with the following drawings and documents:

1221/01 dated August 2013 received 20/08/13

1221/03 dated Aug 2013 received 20/08/13
1221/04 A dated Aug 2013 received 20/08/13

REASON: For the avoidance of doubt and in the interest of proper planning

INFORMATIVE:

The building hereby approved, is authorised solely for the private use of the occupants of 88 Ridge and for no other purposes, including a separate unit of accommodation or a business use.