

## Report to the Southern Area Planning Committee

Date of Meeting	28 November 2013		
Application Number	13/04550/FUL		
Site Address	Land at Livery Road, West Winterslow, Salisbury, SP5 1RF		
Proposal	Erection of 3 bed detached dwelling and alterations to existing access		
Applicant	Mr R Hewlett		
Town/Parish Council	Winterslow		
Electoral Division	Winterslow	Unitary Member	Cllr Chris Devine
Grid Ref	Easting: 423358	Northing: 132047	
Type of application	Full Planning		
Case Officer	Ben Hatt		

---

### Reason for the application being considered by Committee

The application has been called to committee by Councillor Chris Devine for the following reason(s):

- Relationship to adjoining properties

#### 1. Purpose of Report

To consider the recommendation of the Area Development Manager that Planning Permission be **REFUSED** with reason.

#### 2. Report Summary

The issues in this case are:

- The principle of residential development in this location;
- Design and impact on character of the area;
- Highway safety;
- Financial contributions.

#### 3. Site Description

The application site is an open area of land used for the growing of vegetables and flowers. It has an existing access from Livery Road.

The site is on the east side of Livery Road with open farmland to its north, west and south sides. To its east side (on the other side of Livery Road) are residential properties within West Winterslow.

In planning policy terms the site lies within the countryside outside of the housing policy boundary of West Winterslow (the boundary runs along the opposite edge of Livery Road). The site also lies within a Special Landscape Area.

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

13/02775/FUL - Erection of 3 bed detached dwelling and alterations to existing access – refused

#### **5. The Proposal**

Permission is sought for a single 3 bedroom dwelling house with associated parking and alterations to the existing access off Livery Road.

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

Salisbury District Local Plan: Policies G1, G2, D2, H23, C6, R2 (as ‘saved’ within the adopted SWCS)

South Wiltshire Core Strategy: Policy CP3

NPPF

Winterslow Village Design Statement

#### **7. Consultations**

##### **West Winterslow Parish Council**

No objections.

##### **Wiltshire Council Housing**

No objection subject to CP3 contribution.

##### **Wiltshire Council Highways**

The site is located outside of the settlement framework for West Winterslow. There is a lack of facilities in the vicinity of the site to meet the needs of any future residents of the proposed development. There is little alternative to travel by means other than the private car and a lack of footways means that walking would not be a desirable option. The proposal is therefore contrary to local and national sustainable transport policy guidance and so refusal is recommended on this ground.

Notwithstanding the above comments, in line with the current parking standards (Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy) there is a requirement for 2 parking spaces which does not include a garage. A plan should be submitted demonstrating the ability to park two vehicles and to accommodate a suitable turning space to allow vehicles to enter the highway in a forward gear.

The proposed access arrangement would be acceptable to serve the proposed development.

Provision should be made for the disposal of surface water from the site, incorporating sustainable drainage details, to prevent it from discharging onto the highway.

## **8. Publicity**

The application has been advertised by way of site notice and letters to near neighbours.

The publicity has generated five letters of objection (including CPRE) and three letters of support (including the Winterslow Village Design Statement Steering Group).

The objections are summarised as follows:

- Isolated site, outside of housing policy boundary- dangerous precedent if allowed;
- Site not large enough for the proposed site;
- Site is by a dangerous T-junction, and Livery Road is very busy being a rat-run.

The support is summarised as follows:

- There is a need for more housing in this village;
- The proposed house is sensibly sized;
- This is an organic proposal in-keeping with the village and close by properties;
- The proposal is in accordance with the spirit of the VDS.

## **9. Planning Considerations**

### **9.1 Principle**

This application follows a previous refusal for the erection of a 3 bedroom house on the site.

The site lies within open countryside and has not been identified for development. Policy H23 of the Salisbury District Local Plan, indicates that development such as this is not acceptable:

Undeveloped land outside a Housing Policy Boundary, Housing Restraint Area, Special Restraint Area or New Forest Housing Policy Area and not identified for development in this Local Plan will be considered to be countryside where the erection of new dwellings will be permitted only where provided for by policies H26 or H27 of this Local Plan.

The site is isolated from the nearby neighbouring properties sited along Livery Road being on the opposite side of the road. The neighbouring properties are within the Housing Policy Boundary for West Winterslow with Livery Road separating them from the open countryside to the west.

The proposal is considered to be contrary to Policy H23 of the adopted local plan insofar as the site constitutes undeveloped land outside of a Housing Policy Boundary or other housing policy area, and is not identified for development within the current local plan.

The applicant makes references to the Winterslow Village Design Statement which supports an organic approach to development and infill on appropriate sites. In this case the proposal cannot be regarded as infill. It is for a standalone house surrounded on three sides by open land. Equally, it is not considered that the proposal would contribute to the organic evolution of the village. Rather, by reason of its separation and isolation from houses elsewhere in the village, its development would be incongruous and out of keeping with the village's evolution. The Winterslow Village Design Statement makes reference to preserving open spaces. It is considered that the proposal would conflict with this principle being detrimental to this particular open space and the countryside in general.

The applicant makes reference to the land to south of the site being identified for possible development within the VDS. In this respect that land is ranked no. 17. However, the VDS does not outweigh the development plan policies which demonstrably rule out development in this location for the reasons given.

## 9.2 Design and impact on character of the area

The proposal would result in built encroachment on to, and domestication of, the west side of Livery Road which would be alien in this immediate context and hence harmful to the countryside. As a consequence the proposal would neither protect nor enhance the character of the area contrary to the aims and objectives of saved Policies D2 and C6.

## 9.3 Highways

The Highways Officer has raised no objections to the on-site parking provisions for the development and the alterations to the access. However, an objection to the proposal has been raised due to the lack of facilities within the vicinity of the site to meet the needs of any future residents of the proposed development, this leading to more travel by car which is unsustainable. There are few options for travelling other than by car, and a lack of footways means that walking would not be a desirable option. The proposal is therefore contrary to local and national sustainable transport policy.

## 9.4 Contributions

The proposal is contrary to Policy R2 of the Salisbury District Local Plan and Policy CP3 of the adopted South Wiltshire Core strategy because appropriate provision towards public recreational open space and affordable housing has not been made (although it is acknowledged that this could be addressed if an appropriate Section 106 obligation is completed – the applicant has indicated a willingness to do this).

## **Recommendation**

### **That planning permission be Refused for the following reasons:**

- 1) The site comprises undeveloped land outside of a Housing Policy Boundary and is in a location that is not identified for housing growth within the development plan. There is a lack of facilities in the vicinity of the site to meet the needs of future residents and consequently few options to travel by means other than the private car, particularly since a lack of footways means that walking would not be a desirable option. The proposal would therefore be contrary to the aims and objectives of the adopted South Wiltshire Core Strategy, having particular regard to Core Policy 1 and saved Salisbury District Local Plan policies H23 and G1(i), and the NPPF.
- 2) The proposed dwelling would as a result of its isolated location within the open countryside introduce an incongruous feature at odds with the character of the open countryside and would fail to protect or enhance the area contrary to the aims and objectives of saved Salisbury District Local Plan policies C2, C6, G1(iii) and G2(iv&v).
- 3) The development has not made adequate provision towards affordable housing or public open space, and would therefore be contrary to Core Policy 3 of the adopted South Wiltshire Core Strategy and Saved Salisbury District Local Plan policy R2 (as saved within the adopted South Wiltshire Core Strategy).

### **INFORMATIVE:**

It should be noted that the reason given above relating to policy R2 and Core Policy 3 could be overcome if all the relevant parties complete a Section 106 legal agreement.