

Date of Meeting	06 February 2014		
Application Number	13/07359/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 Knole	Unitary Member	Cllr Bridget Wayman
Grid Ref	395333 131867		
Type of application	Full Planning		
Case Officer	Louise Porter, 01722 434555		

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 “environmental impact”.

1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager that planning permission be **APPROVED** for the reasons detailed below.

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

13/03367/FUL	Proposed detached home office / yoga room	REF 02/12/13
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 5m wide by 7m long. The proposed building will have a pitched, gable-ended roof with a ridge height of approximately 3.5m. The proposed building will be clad in cedar boarding and will have a natural slate roof.

This application is a resubmission of the previous application (13/03367/FUL) which was refused by the Planning Committee in 2013. This amended scheme is 1m narrower, 2m shorter and 1.1m lower than the previous scheme and no longer has the log store attached to the end wall of the building.

The previous application was refused on the following grounds:

1. The proposed home office and yoga room, by reason of its excessive size and prominent positioning within the AONB landscape, is considered to have a detrimental impact on the quality of the rural area, and as such is considered contrary to policies D3, C4 and C5 of the Salisbury District Local Plan (which are 'saved' policies of the adopted South Wiltshire Core Strategy).
2. The large scale and footprint of the proposed home office and yoga room, together with its separation distance from the main dwelling results in a building which with no further development could be capable of creating a separate dwelling and is therefore considered to be contrary to part iii of policy H31 of the Salisbury District Local Plan (which is a 'saved' policy of the adopted South Wiltshire Core Strategy).

This current application therefore should be considered on whether or not the previous reasons for refusal have been overcome.

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.

C4: Development with the AONB

Policy C4 does not permit development within the AONB if it would harm the natural beauty of the landscape. Major industrial or commercial development proposals would not be permitted unless there is a proven national need and no suitable site is available outside the AONB.

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.

H31: Extensions to existing dwellings in the countryside

Policy H31 allows extensions to existing dwelling provided that (i) the extension is subservient in size to the existing dwelling and house plot and does not substantially alter the character of the dwelling, (ii) the design of the extension is in keeping with that of the existing dwelling and uses complementary materials; and (iii) the extension would not create, or be capable of creating, a separate dwelling.

7. Consultations

Parish Council: Object, for the following reasons:

“In view of its positioning and its large size it would be contrary to Policy C2 of the South Wiltshire Local Area Adopted Plan which states that development in the countryside will be strictly limited and will not be permitted unless it would benefit the local economy and maintain or enhance the environment. The proposed position so close to the property boundary means that it would not be integrated carefully in relation to the overall landscape framework and would be an unwelcome intrusion into the AONB”.

[Whilst it is noted that the Parish Council have referred to Policy C2, this policy is considered less relevant when considering applications for extensions to residential accommodation. In these cases, policy H31 provides more specific policy guidance relating to residential development in the countryside.]

8. Publicity

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

No third party letters of representation have been received regarding the current application.

9. Planning Considerations

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

The proposed outbuilding is significantly smaller than the previous proposal. The footprint of the proposal has been reduced from 58m² to 35m², and through a combination of the reduced footprint and a reduction in the roof pitch, the overall volume of the proposal has been reduced by over 50% from 206m³ to 100m³.

The proposed outbuilding is to be located in the same south-westerly corner of the large plot as the previous application, 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, even more so with the reduced height of the proposal. The proposed outbuilding is to be clad in cedar which will enable the building to blend with its surroundings. The proposed natural slate is considered to be an appropriate roof material.

The proposed outbuilding is considered to be subservient in scale (both footprint and height) to the existing property at 88 Ridge, and its neighbouring properties. The proposed outbuilding is located on lower land than the row of cottages which also assists in the proposal being a subservient addition.

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.

Comparing the current proposal to the first reason for refusal of 13/03367/FUL, it is considered that the significant reduction in mass of the proposal results in no significant detrimental impacts to the AONB landscape, and due to this reduction in mass, the proposed outbuilding will not appear dominant and therefore its location is appropriate. Therefore due to its appropriate scale, materials, style and screening, the proposal is not considered to be a harmful addition to the AONB, and it is considered to be compliant to policies D3, C4 and C5.

The second reason for refusal of 13/03367/FUL referred to the outbuilding being capable of being a separate dwelling due to its size and separation distance from the main dwelling. The proposed outbuilding has been reduced significantly in size and therefore whilst there is still some separation distance from the main dwelling, the proposed outbuilding is not of a size that could be used as a separate unit of accommodation.

The planning application is for an outbuilding and a condition can be imposed requiring it to be retained as such. Separate planning permission would be required to use the building for anything other than ancillary to the main dwelling or as a separate dwelling. It would be unreasonable to refuse this application on the grounds of potentially creating a separate dwelling when this is not what has been applied for and can adequately be

controlled through planning conditions.

Therefore in view of the appropriate design, materials and scale of the proposal it is considered to comply to the requirements of policy H31.

9.2 Impact on neighbour amenity

The proposed outbuilding 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, C4, C5 and H31 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 hereby permitted shall be carried out in accordance with the following approved plans:

P 1221/01 dated August 2013 received 23/12/13

1221/03 dated Dec 2013 received 23/12/13

1221/04 dated Dec 2013 received 23/12/13

REASON:

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

- 3 The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 88 Ridge and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.