

AGENDA

Meeting: Eastern Area Planning Committee

Place: Wessex Room - The Corn Exchange, Market Place, Devizes, SN10 1HS

Date: Thursday 4 June 2015

Time: 6.00 pm

Please direct any enquiries on this Agenda to Adam Brown, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718038 or email adam.brown@wiltshire.gov.uk

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Membership:

Cllr Charles Howard (Chairman)	Cllr Nick Fogg MBE
Cllr Mark Connolly (Vice Chairman)	Cllr Richard Gamble
Cllr Stewart Dobson	Cllr Jerry Kunkler
Cllr Peter Evans	Cllr Paul Oatway

Substitutes:

Cllr Terry Chivers	Cllr Jeff Osborn
Cllr Ernie Clark	Cllr James Sheppard
Cllr Anna Cuthbert	Cllr Philip Whitehead
Cllr Dennis Drewett	Cllr Christopher Williams

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AGENDA

Part I

Items to be considered when the meeting is open to the public

1 **Apologies for Absence**

To receive any apologies or substitutions for the meeting.

2 **Minutes of the Previous Meeting** (*Pages 5 - 14*)

To approve and sign as a correct record the minutes of the meeting held on 2 April 2015.

3 **Declarations of Interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

4 **Chairman's Announcements**

To receive any announcements through the Chair.

5 **Public Participation and Councillors' Questions**

The Council welcomes contributions from members of the public.

Statements

Members of the public who wish to speak either in favour or against an application or any other item on this agenda are asked to register in person no later than 5.50pm on the day of the meeting.

The Chairman will allow up to 3 speakers in favour and up to 3 speakers against an application and up to 3 speakers on any other item on this agenda. Each speaker will be given up to 3 minutes and invited to speak immediately prior to the item being considered. The rules on public participation in respect of planning applications are detailed in the Council's Planning Code of Good Practice.

Questions

To receive any questions from members of the public or members of the Council received in accordance with the constitution which excludes, in particular, questions on non-determined planning applications. Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front of this agenda no later than 5pm on **Thursday 21**

May 2015. Please contact the officer named on the front of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Committee members prior to the meeting and made available at the meeting and on the Council's website.

6 Planning Appeals

To receive details of the completed and pending appeals.

7 Planning Applications

To consider and determine the following planning applications.

7a **15/02669/FUL - Land adjacent to The Former Cricket Pitch, Winterbourne Bassett, SN4 9QD (Pages 15 - 28)**

7b **15/04125/FUL - Bridge House, Martinslade, Seend, SN12 6RT (Pages 29 - 38)**

7c **15/01683/VAR - Crookwood House, Cuckoo Corner, Urchfont, SN10 4RA (Pages 39 - 48)**

8 Urgent items

Any other items of business which, in the opinion of the Chairman, should be taken as a matter of urgency

Part II

Item during whose consideration it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed

EASTERN AREA PLANNING COMMITTEE

MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 2 APRIL 2015 IN THE WESSEX ROOM - THE CORN EXCHANGE, MARKET PLACE, DEVIZES, SN10 1HS.

Present:

Cllr Charles Howard (Chairman), Cllr Mark Connolly (Vice Chairman), Cllr Stewart Dobson, Cllr Peter Evans, Cllr Nick Fogg MBE, Cllr Richard Gamble, Cllr Jerry Kunkler and Cllr Paul Oatway

Also Present:

Cllr Philip Whitehead, Cllr Sue Evans and Cllr Stuart Wheeler

21. Apologies for Absence

There were no apologies for absence.

22. Minutes of the Previous Meeting

Resolved

To approve and sign as a true and correct record the minutes of the meeting held on 19 February 2015.

23. Declarations of Interest

Councillor Peter Evans declared a non-pecuniary interest in application 14/09337/FUL - Land South West of Car Park, Station Road, Devizes - by virtue of being a member of Devizes Town Council which had previously discussed the application. Councillor Evans declared he had not taken part at that stage and would be able to consider and vote upon the application with an open mind.

24. Chairman's Announcements

There were no announcements.

25. Public Participation and Councillors' Questions

The rules on public participation were noted. There were no questions submitted.

26. Planning Appeals

26.1 Appeal Performance 2014

The appeals update was received, and in particular it was noted that no applications determined by the Committee or by officers in the area had appeals against those decisions upheld.

Resolved

To note the 2014 appeals performance for the Eastern Area Planning Committee.

27. Planning Applications

27.1 14/09837/FUL - Land South West Of Car Park, Station Road, Devizes

Public Participation

Mrs Judy Rose spoke in objection to the application.

Mrs C Gay spoke in objection to the application.

Mr Nigel Keen, agent, spoke in support of the application.

Cllr Nigel Carter spoke in objection on behalf of Devizes Town Council.

The Area Development Manager introduced the application which recommended that planning permission be granted subject to conditions for the creation of an amended vehicular access off Station Road car park from that approved as part of the historic leisure park permission for application K/13235/O. The officer confirmed the previous permission, approved subject to a legal agreement in 1991 and including a proposed access road from a different location to that proposed in the new application, remained valid as work had been begun on the site many years ago, meeting the requirements of the standard condition on permission lapsing in the event of no work begin done, even if there had been little change since.

Key issues were stated to include the existing planning status of the site, impact on the character and appearance of the area, and impact on trees and ecology. One late item was reported, an additional letter of objection, and its contents detailed.

Members of the Committee then had the opportunity to ask technical questions of the officer. In response to queries it was stated that the level of consultation was felt to have been sufficient, and that it was not possible to impose an end completion date condition to an application. It was confirmed any plans for the site the access road would lead to, beyond that which already had permission, would have to be the subject of a new application.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The Unitary division member, Councillor Sue Evans, then spoke in objection to the application, noting the many objections from the Town Council and

residents including concerning traffic management, impact upon residents and biodiversity.

A debate followed where members discussed whether the proposed access location and impact was an improvement on the access which had existing permission and whether the level of consultation had indeed been sufficient. It was agreed any future plans for the wider site were not relevant to the existing application, but it was discussed whether it was reasonable to impose a condition restricting the applicants to only one access, in the event of the current application being approved.

Resolved

To approve planning permission 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. No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-**
 - a) location and current canopy spread of all existing trees and hedgerows on the land;**
 - b) full details of any to be retained, together with measures for their protection in the course of development;**
 - c) a detailed planting specification showing all plant species, supply and planting sizes and planting densities;**
 - d) finished levels and contours;**
 - e) means of enclosure;**
 - f) all hard and soft surfacing materials;**
 - g) minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);**
 - h) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);**
 - l) A 5.5m wide tree belt consisting of trees of a size and species and density to be agreed in writing with the Local Planning Authority, shall be planted to the south of the southern boundary of the site in accordance with BS3936 (Parts 1 and 4), BS4043 and BS4428**

REASON: To ensure a satisfactory landscaped setting for the development and to preserve the connective wildlife corridor which the site currently contributes to.

- 3. The tree belt along the southern boundary as detailed in the approved details of landscaping shall be carried out in advance of clearance of the site for development; 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.**

REASON: To ensure a satisfactory landscaped setting for the development and to preserve the connective wildlife corridor which the site currently contributes to.

- 4. All soft landscaping within the red line boundary of the site comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion of the access road; 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.**

REASON: To ensure a satisfactory landscaped setting for the development and to preserve the connective wildlife corridor which the site currently contributes to.

- 5. No development shall commence on site until details of all earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, and the nature and source of the material, showing the relationship of proposed mounding to existing vegetation and surrounding landform. The development shall not be first brought into use until such time as the earthworks have been carried out in accordance with the details approved under this condition.**

REASON: To ensure a satisfactory landscaped setting for the development.

6. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

7. No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

8. The development hereby permitted shall be carried out in accordance with the following approved plans:

A00 Location Plan, received 31 October 2014

A01 Survey Plan, received 31 October 2014

A001 Proposed Site Plan, received 31 October 2014

A201 Proposed Road Elevation and Field Access Elevation, received 31 October 2014

A301 Proposed Access Section A-A, received 18 December 2014

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

9. Notwithstanding the planning permission granted under reference K/13235/O in 1991, there shall be a single means of vehicular access to the leisure park from Station Road car park and if the permission hereby granted is implemented, the access formerly approved under planning permission K/13235/O shall not be constructed.

REASON: The construction of two vehicular access points from the car park would cumulatively have an adverse impact on the character and appearance of the area; and in the interests of road safety.

Councillor Nick Fogg MBE left the meeting after this item.

27.2 15/01547/FUL - Crooked Cottage, 53 Burr Lane, Shalbourne

Public Participation

Mr John Henry Thomason, agent representative, spoke in support of the application.

Mr William Bartholomew, applicant, spoke in support of the application.

Cllr Mike Lockhart, Chairman of Shalbourne Parish Council, spoke in support of the application.

The Area Development Manager introduced the application which recommended that planning permission be refused for construction of a single storey garden room extension to the existing property. It was confirmed the original 17th Century property had retained its listed status following extensions up to the late 1970s.

Key issues were stated to include whether the proposal would preserve the character and setting of the listed building and whether the proposal would preserve or enhance the character or appearance of the Shalbourne Conservation Area. No items of correspondence had been received for the meeting.

Members of the Committee then had the opportunity to ask technical questions of the officer.

Members of the public then had the opportunity to present their views to the Committee, as detailed above.

The Unitary division member, Councillor Stuart Wheeler, then spoke in support of the application, noting the impact of the extension compared to the large additions from previous extensions, that the proposed extension could not be seen by the public, and other development in the village that would have a larger impact on the setting being approved. It was stressed that no letters of objection had been received from the public.

A debate followed where the impact of the extension on the listed building was assessed, and the views of the council's conservation officer considered, as to whether there was any harm arising from the proposal. It was concluded that the development would not cause any harm to the listed building, its setting, and the character or appearance of the conservation area.

Resolved

To approve planning permission 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) No development shall commence on site until details and samples of the materials, (including the make type and colour of the bricks), 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: To protect the character and appearance of the listed building.

- 3) Before development commences, detailed plans shall be submitted to and approved in writing by the local planning authority showing the construction details of the proposed external windows; doors and lantern rooflight. The development shall be constructed in accordance with the approved details.**

REASON: To protect the character and appearance of the listed building.

- 4) This permission relates to the following approved drawings: Numbers 120710 - 02C; 120710-04C; 120710-05A. Development shall be carried out in accordance with the details shown on these plans.**

REASON: to define the permission in the interests of clarity.

27.3 15/01585/LBC - Crooked Cottage, 53 Burr Lane, Shalbourne

The listed building consent being tied to the permission approved for 15/01547/FUL, and no members of the public wishing to have any further input, a proposal was made and put to the vote.

Resolved:

To grant listed building consent subject to the following conditions:

- 1) The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.**

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2) No development shall commence on site until details and samples of the materials, (including the make type and colour of the bricks), 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: To protect the character and appearance of the listed building.

- 3) Before development commences, detailed plans shall be submitted to and approved in writing by the local planning authority showing the construction details of the proposed external windows; doors and lantern rooflight. The development shall be constructed in accordance with the approved details.**

REASON: To protect the character and appearance of the listed building.

- 4) This consent relates to the following approved drawings: Numbers 120710 - 02C; 120710-04C; 120710-05A. Development shall be carried out in accordance with the details shown on these plans.**

REASON: to define the permission in the interests of clarity.

27.4 14/12100/OUT - Land adjacent Bell Caravan Park, Lydeaway, Devizes

Public Participation

Mr James Cain, agent, spoke in support of the application.
Cllr Simon Holt, Chairman of Urchfont Parish Council Planning Committee, spoke in support of the application.

The senior planning officer introduced the application which recommended that planning permission be refused for the outline permission for the erection of two dwellings. Key issues were stated to include the principle of development on a site within the open countryside outside of any recognised Limits of Development within the Area of Outstanding Natural Beauty (AONB). No late items of correspondence had been received for this item.

It was also stated that a nearby former garage site had been approved for housing after attempts to market it as a continued employment site, and to prevent an eyesore, whereas this application was a caravan site with a visual impact that was not equivalent.

Members of the Committee then had the opportunity to ask technical questions of the officer. Details on the local limits of development were sought, along with the views of the AONB team, where it was stated that no comments had been received on this application, but that they had objected to the previous similar application..

Members of the public then had the opportunity to present their views to the Committee, as detailed above

The Unitary division member, Councillor Philip Whitehead, then spoke in support of the application highlighting the committee's authority to grant permissions outside the limits of development if justified, and raised the concerns of the site becoming dilapidated without the addition of the dwellings, which would also add to housing numbers.

A debate followed where the location of the site and the limited exceptions permitted under local and national policies for permitting outside the limits of development in the open countryside were discussed, along with the precedent on the numerous caravan sites across Wiltshire.

Resolved

That the application be refused for the following reasons:

The proposed dwellings would lead to a consolidation of existing sporadic development in the countryside that would have an adverse impact on the character and appearance of the countryside in this part of the area of outstanding natural beauty and that would represent an unsustainable form of development, being situated outside of any defined settlement boundary and consequently increasing the need to travel by car to reach services, facilities and employment opportunities. There are

no justified special circumstances which would outweigh this harm. Consequently the proposed development is contrary to policy Core Policies CP1, CP2, CP48, CP51 and CP60 in the Wiltshire Core Strategy (Jan 2015) and policy contained within the National Planning Policy Framework 2012 (particularly paragraphs 12, 17, 37 and 55).

28. Urgent items

There were no urgent items.

(Duration of meeting: 6.00 - 8.00 pm)

The Officer who has produced these minutes is Kieran Elliott of Democratic Services, direct line 01225 718504, e-mail kieran.elliott@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115

REPORT FOR EASTERN AREA PLANNING COMMITTEE

Report No. 1

Date of Meeting	4 th June 2015
Application Number	15/02669/FUL
Site Address	Land adjacent to The Former Cricket Pitch, Winterbourne Bassett SN4 9QD
Proposal	Erection of dwelling and associated landscaping
Applicant	Miss Catherine Pullan
Parish Council	WINTERBOURNE BASSETT
Division	WEST SELKLEY
Grid Ref	409887 175122
Type of application	Full Planning
Case Officer	Ruaridh O'Donoghue

Reason for the application being considered by Committee

1. Purpose of Report

This application is brought to committee at the request of Divisional Member, Cllr Milton.

2. Report Summary

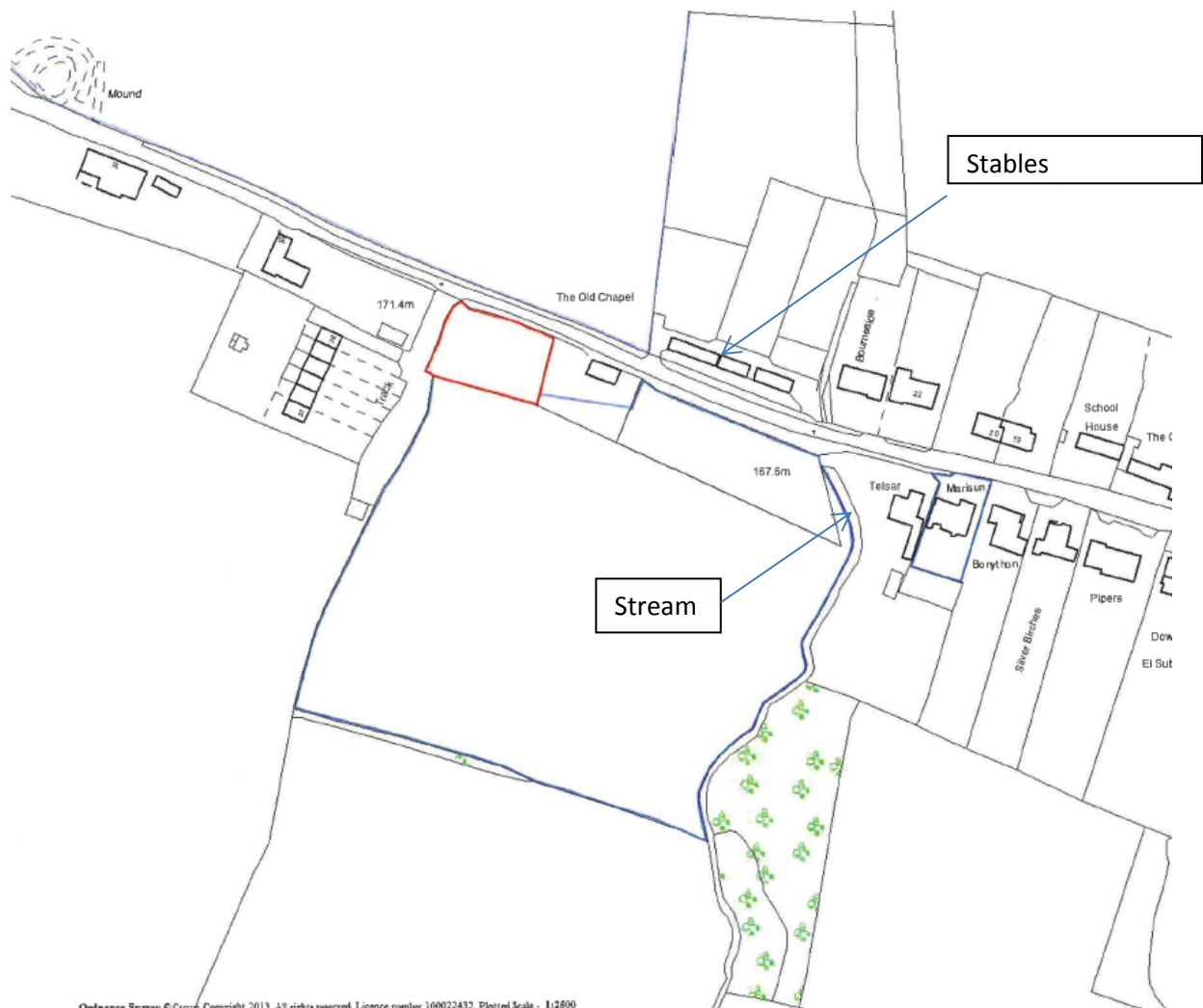
To consider the recommendation that the application be refused planning permission.

3. Site Description

The site is set to the west of the village of Winterbourne Bassett along a single track lane of rural character, without streetlighting, or footways, with banked grass/ nettle verges bordered by established native hedgerows, with open farmland to the north and loose and sporadic housing to the south.

To the south lies the 'Piggery Field' former cricket pitch and surrounding farmland. To the east lies the Old Chapel House. To the west lies a gravel access track serving fields and a discreet terrace of properties set-back from the road. On the opposite side of the street lies open farmland.

In planning policy terms, the site lies within the open countryside, outside of the built up area for Winterbourne Bassett, which effectively ends at the stream, which divides the built-up area of the village from the fields and countryside beyond. The site and its surroundings also lie within the North Wessex Downs Area of Outstanding Natural Beauty (AONB).



Proposed access – to East



Proposed access – to West



Proposed site – Northern side



Proposed site – Southern side



Site frontage – to East



Site frontage – to West

4. Planning History

K/47269/O

The erection of 12 houses – **Refused 22/04/2009**

14/07873/FUL

Erection of dwelling & associated landscaping – **Refused 15/10/2014** – Principle issues being adverse impact on appearance of countryside within AONB, siting outside of village and substandard visibility splays.

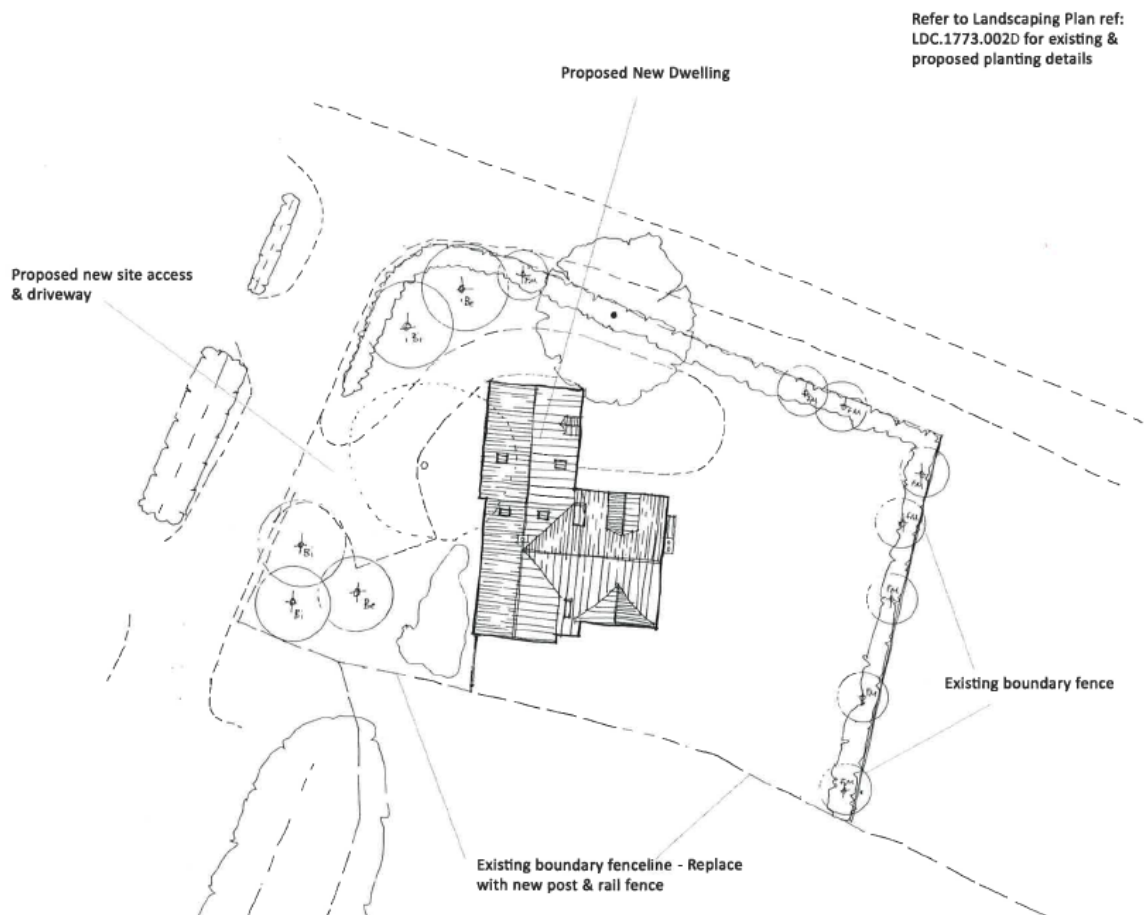
14/11419/FUL

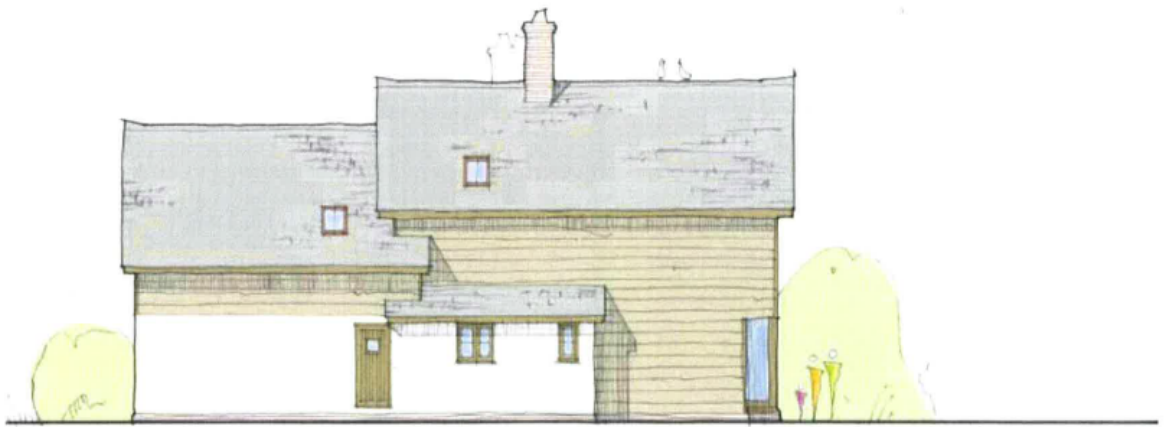
Erection of dwelling and associated landscaping (Resubmission of 14/07873/FUL) – **Refused 08/01/2015** – Principle issues being being adverse impact on appearance of countryside within AONB, siting outside of village and substandard visibility splays.

Pre-application advice was also sought for the erection of a single dwelling on the site back in 2013. Advice at the time suggested that the application would be unlikely to receive a favourable officer recommendation. Key concerns were those set out in the subsequent reasons for refusal.

5. The Proposal

The application proposes a detached 2-storey timber-framed 3-bedroom dwelling with integral garage. The dwelling would have a height of 8.5m and a footprint of 143m². The massing would be broken with varying roof heights and an 'L'-shaped footprint and use of dormer windows for the first floor accommodation. Floor levels have not been provided and headroom for the first floor is unclear. Existing boundary trees are proposed to be retained with some additional hedge planting along the road frontage. Access is proposed via the adjoining gravel driveway, with the dwelling facing this side access rather than addressing the street.





West Elevation



South Elevation



North Elevation



East Elevation

6. Planning Policy

National Planning Policy Framework

Wiltshire Core Strategy (WCS)

- CP1 Settlement strategy
- CP2 Delivery strategy
- CP14 Marlborough Community Area
- CP41 Sustainable construction and low carbon energy
- CP48 Supporting rural life
- CP50 Biodiversity and geodiversity
- CP51 Landscape
- CP57 Ensuring high quality design and place shaping
- CP60 Sustainable transport
- CP61 Transport and development

Guidance

Planning Practice Guidance

Kennet Landscape Conservation Strategy

Kennet Landscape Character Assessment

The site lies within the North Wessex Down AONB where the statutory duty is to have regard to the purpose of conserving and enhancing the natural beauty of the AONB.

7. Summary of consultation responses

Wiltshire Council Highways -

The proposal appears to be no different to the previous application 14/07873 which raised a highway objection. As such, the same objection is raised on this application.

- The proposal, located remote from a range of services, employment opportunities and being unlikely to be well served by public transport, is contrary to the key aims

of local and national sustainable transport policy guidance which seeks to reduce growth in the length and number of motorised journeys.

- The proposal does not demonstrate that suitable visibility splays are being provided at the access with the highway necessary for the safety and convenience of traffic associated with the development.

Wiltshire Council Ecologist

Ecological appraisal of the site as carried out by Tessa Peplar Ecology records the site as being of low conservation value. It is considered that the level of survey has been appropriate to the site and to the current proposal and that it provides sufficient information to be able to judge the potential impacts on the biodiversity of the site and surrounding areas. The ecologist agrees with the conclusions of the ecology report that the proposal is unlikely to result in any adverse impacts to sensitive habitats.

County Archaeologist

No objections.

8. Publicity

The application has been advertised by way of a site notice and consultations with the neighbours.

Four letters of support have been received.

9. Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

9.1 Principle of development

Under Core Policy 14 of the Wiltshire Core Strategy (WCS) Winterbourne Bassett is defined as a small village. Small villages are identified in Core Policy 1 as having “a low level of services and facilities, and few employment opportunities.” Core Policy 2 states that at small villages, development will be limited to infill within **the existing built area** of the village where it would “help meet the housing needs of settlements and to improve employment opportunities, services and facilities.”

Outside of the built up area, there is a presumption against development in the interests of sustainability and the protection of the countryside, unless the proposal can demonstrate it meets the terms of one of the exceptions policies in the WCS, namely, Core Policy 48. Core Policy 48 is not applicable in this instance as this dwelling does not provide for the essential needs of agriculture, forestry or other forms of employment essential to the countryside.

The Core Strategy does not contain any settlement boundaries for small villages, but as noted above, does allow infill within the existing built area. For the application of existing policies a key issue is thus whether or not the site can be considered to be an infill site within the ‘existing built area.’

If outside the built up area of the village the principle of the development would only be supportable under the Wiltshire Core Strategy if it were to fulfil an essential need to support rural employment.

These policies are in accordance with the emphasis of the National Planning Policy Framework which seeks to respect the intrinsic character and beauty of the countryside, particularly in the AONB, and to ensure that new residential development is located in areas where services and facilities are available. In terms of the North Wessex Downs AONB the NPPF also emphasises that 'great weight' should be attributed to the need to conserve its landscape and scenic beauty, and that the presumption in favour of sustainable development does not apply¹.

9.1.1 Extent of the 'built-up area'

Travelling westwards through the village of Winterbourne Bassett towards the site, there are houses along both sides of the street until it crosses the head stream of the River Kennet. From this point onwards there is largely undeveloped land on both sides of the street, with relatively recent (c.2000) development of stables/ equestrian facilities on the north side of the street and rough pasture of the former cricket pitch site on the south side. The stream point crossing thus provides a distinct end point to the built up area of the village. This was the point where the village policy area ended in the first Kennet Local Plan that ran until 2004 and no residential development has taken place beyond this established boundary since that time. Beyond it on the west side of the road, there is no development for more than 150 metres, other than the isolated now converted former chapel. There are then two further isolated dwellings and a terrace at right angles to the road. These are clearly physically and visually not part of the built-up limits of the settlement.

For the reasons above, and as advised at pre-application enquiry, it is thus concluded, that the western limit of the built up area of the village stops at the crossing of the head stream for the River Kennet. The application site is clearly well outside of the built up area of the village for the purposes of policies CP1, CP2 & CP48.

9.1.2 Impact on the rural character of the area

The design of the dwelling, with access from the side, would present a blank gable elevation towards the street with a more rearward ground and first floor window. The design and layout is out of place in this rural landscape in the AONB and does nothing to contribute positively towards the streetscene, as would be expected of development within the built up area of the village.

The footprint and massing of the dwelling and the loss of openness west of the Old Chapel House would have an appreciable negative and urbanising impact on the area of sporadic low density residential development separated by generous gaps, and would erode the 'transitional' nature of development along this section of the road, to the detriment of the rural character of the area.

¹ Footnote 9 to para. 14

9.1.3 Impact upon the landscape

Core Policy 51 (Landscape) seeks to protect, conserve and enhance the landscape of the area and states that the Kennet Landscape Character Assessment (1999) and Conservation Strategy (2005) will be used to implement the policy. As the proposal is within the AONB it is also important to consider the NPPF's emphasis that great weight should be afforded to their protection.

The Kennet Landscape Character Assessment identifies the site as being within the Avebury Plain Landscape Character Area, and more particularly as being in a landscape of 'Enclosed farmland with weak hedgerow structure'. The area is identified as having 'an essentially rural, agricultural character' within which only 'smallscale, sensitively-designed development, associated with existing built form, could be successfully accommodated'. Due to the weak hedgerow structure, the Enhancement Strategy for the area is to 'strengthen' the landscape character. The proposed development, being outside the built up area of the village is not associated with the existing built form of the village however and would therefore be contrary to the advice of the Assessment. Furthermore, although promoted as being 1½ storey, the 8.5m height of the dwelling exceeds that of many fully two-storey dwellings, such that the sensitivity of the design is also questionable on rising ground adjacent to the modest form of the adjoining Old Chapel House.

The development would inevitably erode the sparseness of development that exists along the street leading westwards away from the village and in so-doing would act to erode the sense of remoteness and tranquillity that is fundamental to the character of the AONB. Considering the 'great weight' attributable to the protection of the landscape and scenic beauty within the AONB under the NPPF² it is concluded that the development would be harmful to the landscape character of the area and the AONB, contrary to policy CP51 of the WCS.

9.2 Neighbouring Amenity

A first floor bedroom window above the garage would be the only window facing towards the Old Chapel House. It would be set c.38m from the dwelling however and angled such that with retention of boundary vegetation there would be no potential for overlooking into the first floor side window or garden areas so as to materially impact on the use and enjoyment of The Old Chapel House.

A 40m+ separation from the neighbouring terrace to the west would similarly be sufficient to avoid any material impact.

9.3 Sustainability of location

In line with the emphasis of the NPPF, the Core Strategy seeks to concentrate development in areas well served by local facilities so as to reduce the need for travel, particularly by private car (e.g. CP60 & CP61).

The application site is poorly located in terms of access to local services, amenities and services. The main service centres being, Calne (10 miles), Marlborough (8.7 miles),

² Paragraph 115

Devizes (12.7 miles) and Swindon (7.8 miles). The only facility available within the village is a public house (understood to be currently closed). It is over 2 miles to the nearest public house and the village shop in Broad Hinton.

The Swindon-Devizes-Trowbridge 49 bus service passes along the A4361 with a roughly hourly Mon-Saturday daytime service. The bus stop distance of 1000m from the site entrance significantly exceeds the maximum 200m bus stop distance recommended by the Institute of Highway Engineers. There is also no footway provision or street lighting such that the route does not provide a pedestrian-friendly environment. Given the nature and location of the development it is unlikely that a modal shift would occur away from the use of the private car. It is considered that the occupants of the property would be likely to be predominantly reliant on the use of private cars for day to day activities, contrary to policy CP60.

Furthermore, the NPPF states at paragraph 55 that to promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities. There is no evidence submitted with this application that would lead the Council to conclude that this development would enhance or maintain this rural community. The addition of 1 dwelling is likely to bring very limited if any economic benefit to the community such that it could be considered against the sustainability criteria of this paragraph of the NPPF.

9.4 Precedent

Permitting this development would set an undesirable precedent for future proposals on this side of the road as allowing this development to go ahead would in effect open up the remainder of the 150 metre frontage back to the stream for sporadic development, the cumulative effect of which would exacerbate the harm to the landscape described above and undermine the spatial strategy and policies of the WCS. In effect, it would lead to a ribbon development extending outwards into the countryside. This issue of precedent has been upheld recently (1st April 2015) in a dismissed appeal for a single dwelling outside of the village envelope at Alton Priors (Appeal Decision APP/Y3940/A/14/2221131).

9.5 Access and movement

The highway officer is satisfied that the site could accommodate necessary parking and manoeuvring space, and the garage would allow for storage and parking of cycles.

The highway officer's previous concerns about the access being reliant on 3rd party land have been addressed by evidence of a private vehicular right of access into the site along the adjacent track. A condition could feasibly guard against formation of an alternative access arrangements to ensure protection of the roadside bank and vegetation.

The highway officer maintains objection however on the grounds that the proposal does not demonstrate that suitable visibility splays are being provided at the access onto the highway. Although it is an existing access point, intensification in its use has the potential to be detrimental to highway safety if visibility is sub-standard. The applicant was thus advised prior to application that visibility splays of 2.4m x 43m would be

required in both directions, and that the impact of works needed in order to achieve this would need to be addressed. The application includes a Visibility Splay plan (LDC.1773_VS02) that identifies visibility splays of 2m x 43m to the south east but only 2m x 20m to the North West. The photographs included in the DAS are misleading in that they are taken from the carriageway edge rather than the set-back position of waiting/ emerging drivers. The Design & Access Statement suggests that 2m x 80m is available to the opposite verge the north west, but scaling from the plan shows only 2m x 38m to the far side of the carriageway, and even then this is from the centre of the exiting track, rather than the left hand side of the track where a vehicle should perhaps be positioned on exit, to allow any entering vehicles to pass.

The applicant accepts that the visibility in the NW direction is sub-standard, but in mitigation highlights that the access presently serves 6 dwellings and that there have been no reported accidents at the junction, and that the 16% increase in vehicle movements would not be significant. The Highway Officer does not accept these factors as demonstrating the acceptability of the site access/ exit, and accordingly maintains the previous objection to the proposal. Whilst the existing sub-standard visibility is a consideration, the suggested 16% increase in the use of the junction would be significant, and would result in potential for additional conflict at the junction between exiting and entering vehicles that could only compound issues arising from the significant shortfall in visibility along the road.

Policy CP61 only supports developments that are served by safe access to the highway. In the absence of satisfactory details of the access and visibility arrangements it is concluded that the development would be contrary to policies CP61 of the WCS.

9.6 Biodiversity

The application includes an ecological report that concludes that the site has low ecological value, but with potential to harbour protected species. A number of precautionary measures are thus proposed with enhancements in terms of native species planting, installation of bat boxes and construction of a pond. These measures could be secured by way of conditions.

9.7 Archaeology

The submitted desk-based archaeological assessment (with a walk-over survey) identifies a low likelihood of remaining archaeology on the site as a result of previous disturbance. No investigation is therefore proposed. No objection has been raised by the archaeological officer.

4. Conclusion

The proposal is for a new dwelling in the countryside that has no agricultural or other agriculturally-related justification. It is well beyond the limits of the built-up area of the village and would harm the character and appearance of the countryside. Furthermore, the harm would be exacerbated by the precedent set that could lead to ribbon development back to the village from this point, with the consequent adverse impact on the landscape of this part of the area of outstanding natural beauty.

Then proposal is not in accordance with the policies of the development plan and there are no good planning grounds for making an exception.

As such, the proposal is considered to be contrary to policies CP1, CP2, CP48, CP51, CP57, CP60 and CP61 of the Wiltshire Core Strategy and to central government guidance contained within the NPPF.

RECOMMENDATION

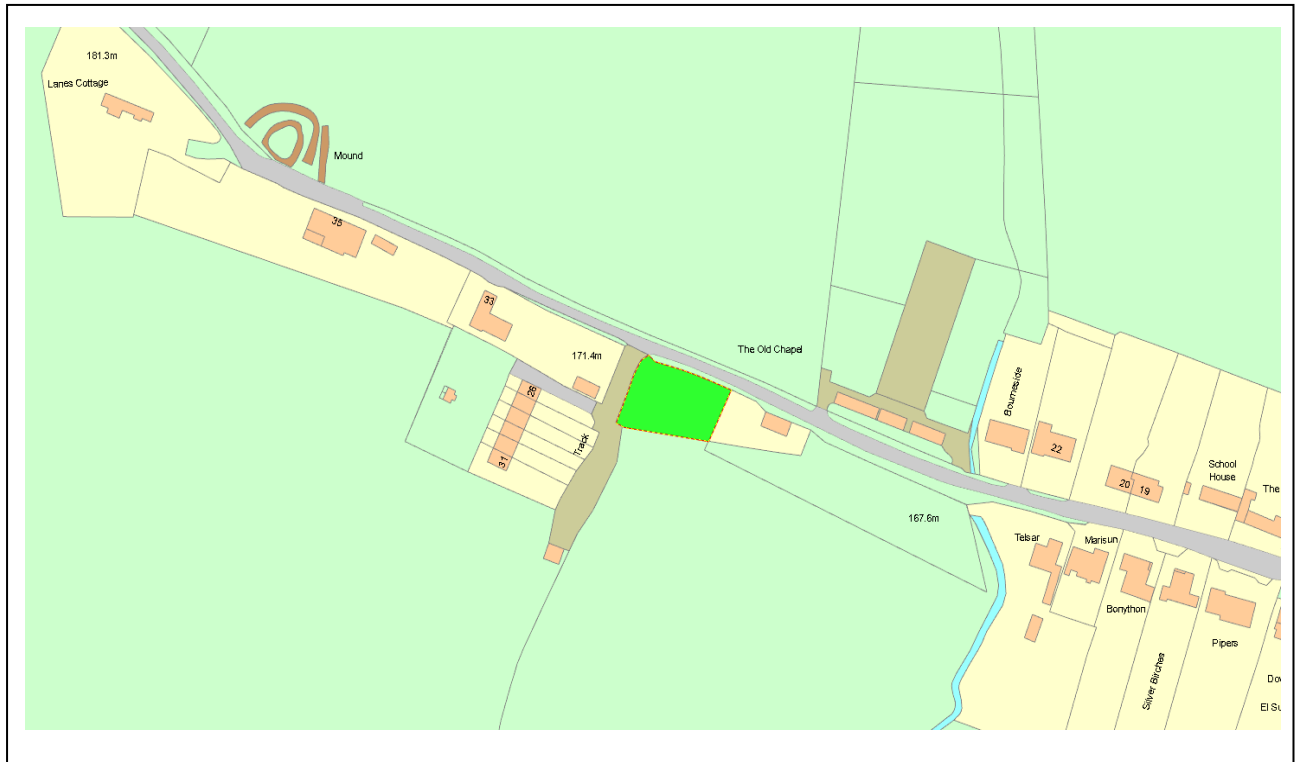
Refuse the application for the following reasons:

1. The erection of the proposed dwelling in this location well outside the built-up area of the village would have an adverse impact on the character and appearance of the area and this part of the North Wessex Downs Area of Outstanding Natural Beauty and would conflict with policies CP1, CP2, CP48, CP51 and CP57 of the Wiltshire Core Strategy. It would be contrary to the statutory duty imposed on local authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB and the explicit requirement in the National Planning Policy Framework to give 'great weight' in decisions to the need for conserving the landscape and scenic beauty of Areas of Outstanding Natural Beauty.
2. The proposal would set an undesirable precedent for further ribbon development between the site and the built-up area of the village that would further exacerbate the conflict with the policies of the development plan, the statutory duty imposed on local authorities and the conflict with the NPPF identified in reason 1 above and cause significant harm to the character and appearance of the area.
3. The application fails to demonstrate that the proposed access onto the street provides sufficient visibility for vehicles exiting the site, contrary to policy CP61 of the Wiltshire Core Strategy.
4. The site is in an area poorly served by local services, amenities, and public transport such that there is a likelihood of the occupants being heavily reliant on the use of private cars for the majority of day-to-day activities, contrary to the aims of sustainable development policies for transport as set out in Wiltshire Core Strategy policy CP60, and the National Planning Policy Framework which seek to reduce the need for travel and reduce the growth in the length and number of motorised journeys.

REPORT TO THE AREA PLANNING COMMITTEE

Report No. 1

Application Number	15/02669/FUL
Site Address	Land adjacent to The Former Cricket Pitch, Winterbourne Bassett. SN4 9QD
Proposal	Erection of dwelling and associated landscaping
Case Officer	Ruaridh O'Donoghue



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REPORT FOR EASTERN AREA PLANNING COMMITTEE

Report No.2

Date of Meeting	4 th June 2015
Application Number	15/04125/FUL
Site Address	Bridge House, Martinslade, Seend, SN12 6RT
Proposal	First floor extension to outbuilding
Applicant	Mrs June May
Parish Council	SEEND
Division	SUMMERHAM AND SEEND
Grid Ref	395587 161882
Type of application	Full Planning
Case Officer	Morgan Jones

Reason for the application being considered by Committee

This application is brought to committee at the request of the division member, Councillor Jonathon Seed, on the following grounds:

- Visual impact upon surrounding area;
- Relationship to adjoining properties;
- Design – bulk, height, general appearance;
- Environmental/highway impact;
- Car parking;
- Overdevelopment of the site;
- Listed building implications and curtilage.

1. Purpose of Report

To assess the merits of the proposal and to consider the recommendation that the decision to refuse planning permission should be deferred and delegated to the Area Development Manager subject to the receipt of no further observations which raise new material planning considerations up until the end of the public consultation period.

2. Report Summary

The key issues for consideration are:

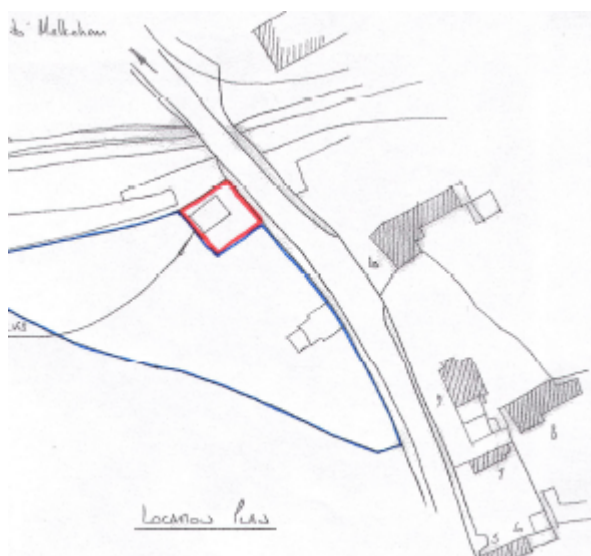
- Principle of development;
- Layout, design and visual impact;
- Impact on heritage assets.

3. Site Description

The outbuilding lies on the western flank of the A365 next to the Kennet & Avon Canal to the east of the village of Sells Green. The main house to which this is an outbuilding is grade II listed. The list description states:

'Pair of cottages, early C19, ashlar with slate pyramid roof and apex stack. Two storeys, back-to-back with identical elevations to north and south of two 16-pane sashes each floor, centre door with hood on brackets, all in flush ashlar surrounds, and raised string course. Houses were supposedly built for employees of Wragg's Wharf opposite. Back-to-back is a rarity in rural Wiltshire.'

The cottages were listed in 1987 and in 1991 permission was granted, and implemented, for conversion of the cottages into one dwelling. The house is located within a large plot which borders the canal on the north boundary. The house itself located against the north east facing boundary, very closely positioned next to the main road which runs through the village.



Site Location Plan

This application relates specifically to a single storey outbuilding/garage which is located close to the north boundary of the property opposite the canal and public right of way ref SEEN2.

4. Planning History

As noted above, the original pair of cottages were listed in 1987 and in 1991 permission (ref K/18129/L) was granted for conversion of the cottages into one dwelling. Permission (ref K/34110 & K/34109/L) was then granted in 1997 for the two storey extension to the south west elevation. This extension reflects the architecture of the former cottages, with ashlar stone walls, raised string course, hipped slate roof and sash windows.

In 2012 permission (E/2012/1304/LBC) was granted for the replacement of patio doors and all windows with hardwood sash windows. In 2013 a further single storey garden room extension to the rear of the dwelling was granted consent (ref 13/00559/FUL & 13/00561/LBC) and in 2014 (ref 14/04387/LBC) permission for a glass canopy over a doorway.

Within the curtilage of the property, permission (ref E/2012/1306/FUL) was granted in 2012 for the replacement of a dilapidated timber garden shed and retrospective permission for timber post, rail fences and gates and small area of decking and chicken runs. The outbuilding/garage which is the subject of this application was granted permission (ref K/15400) on the 30th January 1990. The historic maps show there was a building in this

location at the end of the 19th century and formed the termination of two footpaths across the fields to the south east (ref SEEN2 & SEEN3).

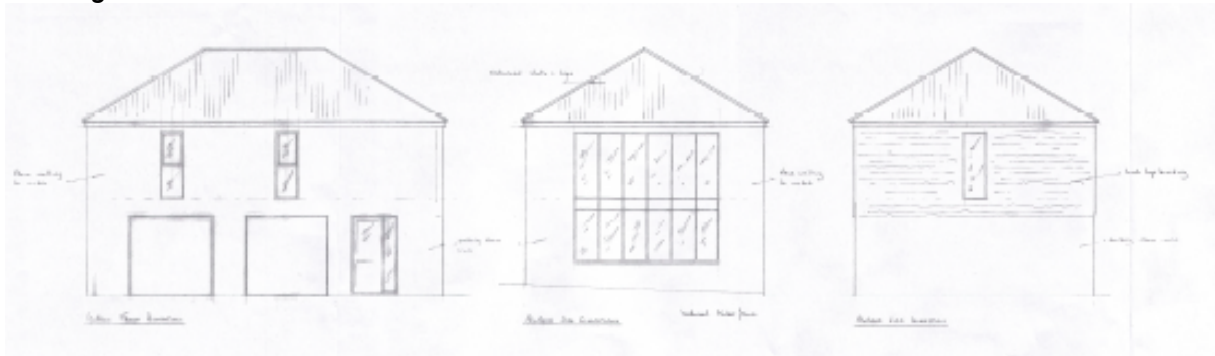
5. The Proposal

The application seeks full planning permission to construct a first floor extension over the existing outbuilding. The existing outbuilding is constructed of natural stonework and has a hipped slate roof. The building measures 9.4m in length by 6.4m in width and stands at a height of 2.1m to the eaves and 4.2m to the ridge above ground level.

The proposed extension turns this single storey outbuilding into a two storey building that is the size of a house. It will more than double the height of the outbuilding at eaves level to 4.6m and 6.65m to the ridge. The first floor will have stone walls to be in-keeping with the existing however larch lap timber horizontal boarding will be installed at first floor level on the north-east side elevation of the building. A large two-storey glazed opening will be installed within the south-west side elevation of the building. The roof will be finished with natural slate.



Existing Front & Side Elevations



Proposed Front & Side Elevations

The plans indicate that the first floor level would be used as a garden lounge as a general domestic recreational area. Two parking spaces would be retained at ground floor level however a WC would be installed within a section of the existing storage area.

6. Planning Policy

The **National Planning Policy Framework (NPPF)** with particular regard to Chapters 7 'Requiring Good Design', 11 'Conserving & Enhancing the Natural Environment' and 12 'Conserving & Enhancing the Historic Environment'.

The adopted **Wiltshire Core Strategy** with particular regard to:

- Core Policy 1 'Settlement Strategy';
- Core Policy 2 'Delivery Strategy';
- Core Policy 15 'Melksham Community Area';
- Core Policy 51 'Landscape';

- Core Policy 57 'Ensuring High Quality Design and Place Shaping';
- Core Policy 58 'Ensuring the Conservation of the Historic Environment'.

7. Consultations

Council's Conservation Officer – Objection on the grounds of design and impact on heritage assets.

Seend Parish Council – No observations received to date.

8. Publicity

The application has been publicised via press and site notices and letters sent to properties within close proximity of the site. No observations have been received to date as a result of the publicity.

9. Planning Considerations

The relevant adopted local development plan is the adopted Wiltshire Core Strategy (WCS). Core Policy 57 'Ensuring High Quality Design and Place Shaping' outlines that a high standard of design is required in all new developments. Applications for new development must demonstrate how the proposal will make a positive contribution to the character of Wiltshire through enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development. Furthermore, in section 7 of the NPPF the Government places importance on the need for high quality design and promotion of local distinctiveness.

The application site lies within the curtilage of a listed building and adjacent to the Kennet & Avon Canal and bridge which are also heritage assets. One of the core planning principles of the NPPF is to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations (par 17). As such, Core Policy 58 'Ensuring the Conservation of the Historic Environment' of the WCS seeks to ensure that all development proposals protect, conserve and where possible enhance the historic environment.

The proposed development must therefore comply with the aims and objectives of Core Policies 57 and 58 of the WCS. In terms of design of any extension in close proximity to heritage assets it is necessary to consider: proportion, height, bulk, use of materials, use, and relationship with adjacent assets, alignment and treatment of setting.

Detached outbuildings can have a significant impact on local character and amenity and they require a careful approach to design.

The existing outbuilding is of a similar form and design to the listed dwelling and at its current height is clearly subordinate and non-intrusive. However, the introduction of a first floor would greatly increase the overall mass and scale of the outbuilding. The building would become a very prominent feature when viewed from the public realm and from within the application property. The outbuilding would not be subordinate or proportionate to the scale of the existing dwelling. The extended outbuilding would be as large as the original pair of cottages. The dwelling stands at a height of 4.65m to the eaves and 6.6m to the ridge and the front of the dwelling measures approximately 7.5m and in it has a depth is 8.8m (footprint of 66square metres). The outbuilding measures 9.4m in length by 6.4m in width (footprint of 60square metres) and its height will be increased to 4.6m to the eaves and 6.65m to the ridge.

In addition to the concerns with the scale and height of the outbuilding, there are also concerns in relation to the design detailing and appearance of the outbuilding. The scale and proportions of the windows and the use of cladding to the east gable are not informed by the local vernacular. The proposed windows are narrow two paned timber windows whereas the windows of the house and the existing ones in the garage are multi paned timber windows. The proposed two storey glazed feature within the side elevation will also be a very prominent feature and appear dominant in views from the canal footpath and public right of way which crosses the application property. The dwelling and buildings in the locality are constructed of stone or brick and therefore the use of timber cladding on the roadside gable is considered inappropriate.

As the application property is listed, a primary consideration from the point of view of the historic environment is the duty placed on the Council under sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The setting of the adjacent canal and bridge is also important particularly as they are heritage assets.

The NPPF advises that *“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting”* (par 132). Furthermore the NPPF advises that *“the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application”* (par 135).

The setting of a heritage asset is defined within the NPPF as the surroundings in which a heritage asset is experienced. It is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

The Council’s Conservation Officer has raised concerns with the proposed height and bulk of the outbuilding and in particular its impact on the setting of the bridge and canal but also on the approach to the dwelling itself. The visual impact of the outbuilding in views from the canal and bridge will be greatly increased. *“At present the building sits at a low level in comparison with the bridge and the canal. The bridges along the canal are significant heritage assets punctuating the route of the Canal which is a highly significant heritage asset. Buildings associated with the canal tend to be small scale and many are single storey such as the single storey house next to the bridge at Bolland’s Hill. The increase in height and bulk of this property will have an adverse impact on the setting of the listed building and the adjacent heritage assets – bridge and canal”*.

The outbuilding and dwelling are clearly viewed from the A365 and at present the outbuilding appears subordinate to the dwelling and respects its character and appearance. It is not considered that the proposed appearance of the proposed outbuilding would complement the dwelling or preserve nor enhance the character of the property or setting of the dwelling.

In light of the above, it is considered that the proposed scheme would have a harmful impact on the setting of the heritage assets. The NPPF advises that *“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use”*. There are no public benefits which would outweigh the harm to the designated heritage assets. The proposed development is considered to be in conflict with

the national planning policy and the aims and objectives of Core Policies 57 and 58 of the WCS.

The NPPF advises that “*in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*” (par 128). Unfortunately, the statement accompanying the application does not demonstrate that this analysis has been undertaken even after the applicant was advised during the pre-application stage that the proposed development would be likely to have an adverse impact on the surrounding heritage assets and conflict with the aforementioned policies.

10. Conclusion

The application seeks full planning permission for the construction of a first floor extension on the existing outbuilding. The outbuilding is within the grounds of a Grade II Listed building and adjacent to the Kennet & Avon Canal and road bridge which are non-designated heritage assets.

The scale and design of the proposed extension is considered inappropriate for the context of the site. The outbuilding, due to its height and overall mass, would not appear subordinate or be proportionate to the scale of the associated dwelling. There are also elements of the design, appearance and certain materials which do not respect the local vernacular and as a result the outbuilding would appear out of place within its setting. The proposed development would also have an adverse impact on the setting of the heritage assets noted above due to the inappropriate scale and design of the outbuilding.

In light of the above, the proposed development is considered to be contrary to sections 7 ‘Requiring Good Design’ and 12 ‘Conserving & Enhancing the Historic Environment’ of the NPPF and Core Policies 57 ‘Ensuring High Quality Design and Place Shaping’ and 58 ‘Ensuring the Conservation of the Historic Environment’ of the Wiltshire Council Core Strategy.

RECOMMENDATION

It is recommended that planning permission be **refused** for the following reasons:

1. The proposed development would result in an outbuilding which would be of an inappropriate scale and design for the context of the site. The outbuilding, due to its significantly increased height and overall mass, would not appear subordinate or respect the proportion of the associated dwelling. The proportions of the proposed windows would be at odds with the local vernacular and the use of timber cladding would be out of keeping with the traditional local building materials.

As such, the proposal would be contrary to both national and local planning policies, which seek to promote good design, namely section 7 ‘Requiring Good Design’ of the NPPF and Core Policy 57 ‘Ensuring High Quality Design and Place Shaping’ of the adopted Wiltshire Council Core Strategy.

2. The proposed development would be detrimental to the appearance of the area and would harm the setting of the surrounding heritage assets. The outbuilding is considered to be of an inappropriate design and due to its position and overall mass, would appear overly prominent and intrusive when seen from the public realm and within the application property, to the detriment of the setting of the Grade II Listed dwelling and the adjoining Kennet & Avon Canal.

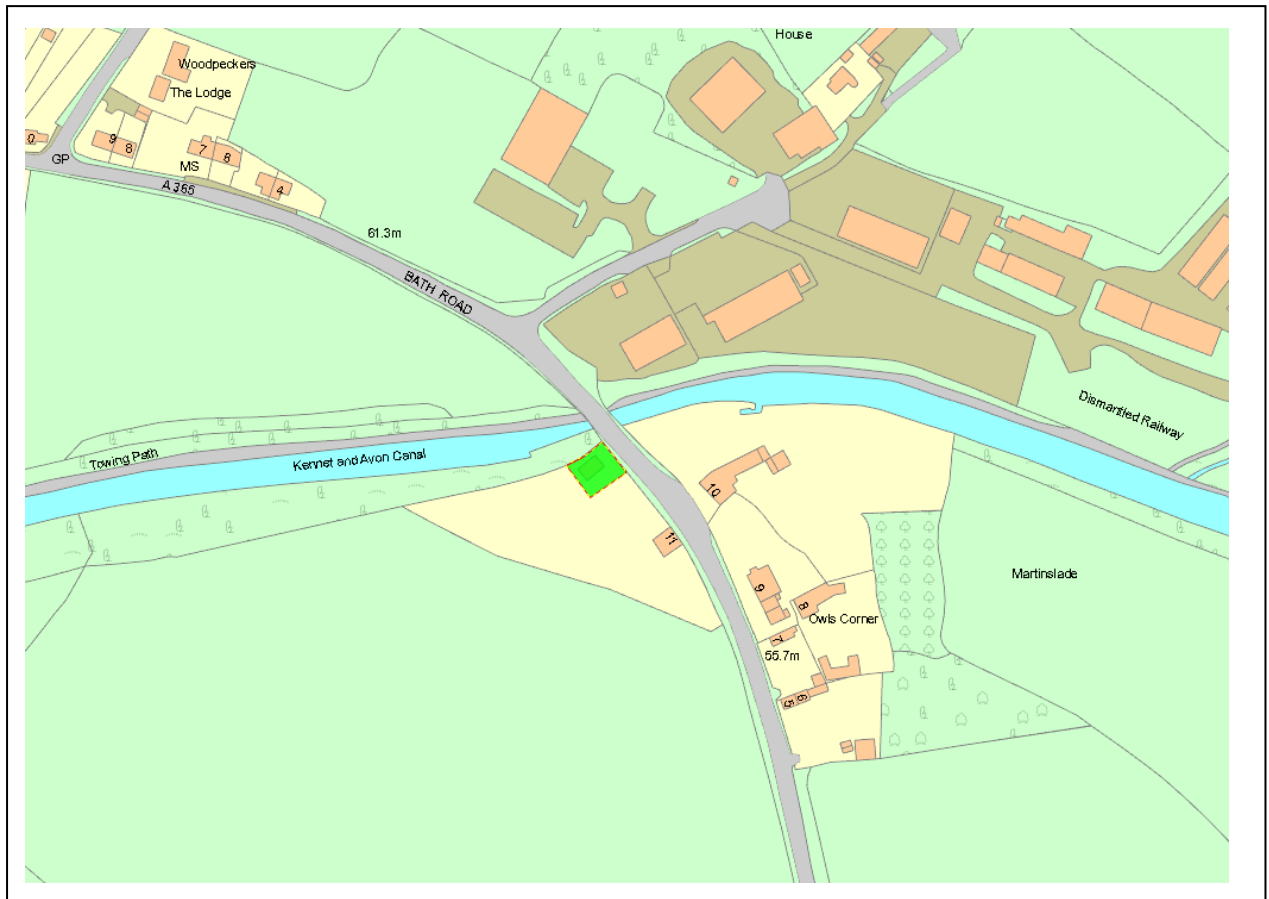
As such, the proposal would be contrary to both national and local planning policies, which seek to preserve or enhance the historic environment, namely section 12 'Conserving & Enhancing the Historic Environment' of the NPPF and Core Policy 58 'Ensuring the Conservation of the Historic Environment' of the adopted Wiltshire Council Core Strategy.

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REPORT TO THE AREA PLANNING COMMITTEE

Report No. 2

Application Number	15/04125/FUL
Site Address	Bridge House, Martinslade, Seend, SN12 6RT
Proposal	First floor extension to outbuilding
Case Officer	Morgan Jones



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REPORT FOR EASTERN AREA PLANNING COMMITTEE

Report No. 3

Date of Meeting	4 th June 2015
Application Number	15/01683/VAR
Site Address	Crookwood House, Cuckoo Corner, Urchfont, Wiltshire SN10 4RA
Proposal	Variation of condition 5 of planning permission 14/07886/FUL 'Two storey extensions to existing 3 bedroomed house' - to enable an external staircase to allow access to first floor office
Applicant	Mr Philip Whitehead
Town/Parish Council	URCHFONT
Division	URCHFONT AND THE CANNINGS
Grid Ref	403624 157194
Type of application	Full Planning
Case Officer	Lucy Rutter

Reason for the application being considered by Committee

In accordance with the Scheme of Delegation, this application has been brought to Committee as the applicant is an elected member and a letter of objection has been received raising material planning considerations.

1. Purpose of Report

To consider the recommendation that the application be granted planning permission.

2. Report Summary

The key issues for consideration are:

- Whether the scale, design and materials of the proposed external staircase are acceptable;
- Whether the proposed external staircase would adversely impact upon the setting of the nearby conservation area;
- Whether the proposed external staircase would have an adverse impact on neighbour amenity.

3. Site Description

The application property is Crookwood House, which is located on Cuckoo Corner, Urchfont. The property consists of a detached 1960's red brick dwelling with plain tiles to the roof and white PVCu windows and doors throughout. The house is of an awkward design with the main central portion being of a square footprint with a utility room jutting off the rear elevation, a large lean-to living room extending from the front elevation and a lean-to garage on the east side elevation. This results in a mix of roof levels and elevations.



The dwelling does not lie within the Urchfont Conservation Area, however, the boundary of the conservation area does extend into part of the garden. As a consequence, many of the trees that run around the boundary of the property are protected. There is an existing post and wire fence enclosing the gardens of the dwelling measuring approximately 1.2m in height.

The front elevation of the property faces away from the main highway and the dwelling is adjoined by one neighbour to the south-east. It has views over the playing fields in Urchfont to the south-west.

4. Planning History

- Planning Application reference E/2012/1023/FUL - Proposed Change of Use from Urchfont Manor College Staff Accommodation to Residential Use (C3) - 19 September, 2012 (Approve with Conditions)
- Planning Application reference 14/07886/FUL - Two storey extension to existing 3 bedroomed house - 14 October, 2014 (Approve with Conditions)

The building works approved under planning application 14/07886/FUL are currently being carried out at the property. These include a two storey side extension to the north-west elevation of the dwelling, the enlargement of the original single garage to a double garage with accommodation within the roof on the east elevation, a first floor extension to the existing lean-to living room to the south-west elevation and works to generally improve the appearance of the dwelling through the use of appropriate new materials and landscaping. The new garage and extensions have been constructed and the associated machinery has been removed from the site. The construction phase is therefore approaching its final stages.

5. The Proposal

This application seeks permission to amend planning permission 14/07886/FUL through the construction of an external staircase on the east elevation of the double garage, as shown on the proposed block plan below, in order to allow external access to the private office space within the roofspace of the garage. The external staircase would be enclosed with vertical boarding to match the remainder of the house. The second plan below shows the relationship between the application property and the neighbouring dwelling.



Proposed Block Plan & Plan showing position of neighbouring dwellings

The proposed amendment can be clearly viewed when comparing the approved plans with the ones currently proposed:



Approved North Front Elevation

Proposed North Front Elevation



Proposed side elevation, showing proposed external staircase

6. Planning Policy

The National Planning Policy Framework with particular regard to Chapters 7: 'Requiring Good Design' and 12: 'Conserving and Enhancing the Historic Environment'.

Wiltshire Core Strategy, in particular Core Policy 57: 'Ensuring High Quality Design and Place Shaping' and Core Policy 58 'Ensuring the Conservation of the Historic Environment'.

7. Consultations

Urchfont Parish Council – Supports the application.

8. Publicity

The application has been advertised by way of a site notice and consultations with the neighbours. As a result of the publicity, one letter has been received objecting to the application on the following grounds:

- The approved development is overbearing to the neighbouring property; the proposed variation will make the development even more overbearing.
- Concerns about security.
- Concerns about noise and loss of privacy.
- Concerns that the office will be for a commercial use.
- Cannot see why an internal staircase would not be possible.
- The property shares a driveway with the primary school; there will be issues regarding parking and the health and safety of the pupils and parents attending the school.
- Concerns that the inappropriate design will negatively affect the nearby conservation area and that it is in contrast to the surrounding rural character.
- The proposal is not sensitive to the historic environment and therefore contrary to the aims and objectives of the Wiltshire Core Strategy and the National Planning Policy Framework.

9. Planning Considerations

9.1 Scale, Design & Materials

The application seeks a amendment to the design of the previously approved scheme to include an external staircase to the east elevation of the attached double garage. The staircase would measure approximately 1m in width and 4m in length. The door opening sits at approximately 2.5m above ground floor level. The staircase would be enclosed with vertical weather boarding to tie in with the materials used in the renovation of the host dwelling. The staircase itself will be constructed of stained timber to match the boarding on the remainder of the property.

Core Policy 57 of the adopted Wiltshire Core Strategy states that a high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Development should also respond positively to the existing townscape through built form, height and mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting, taking account of the needs of potential occupants.

Whilst it is acknowledged that an internal staircase would be more desirable, it is not considered that the proposed external staircase would be visually harmful. The size of the staircase has been kept to a minimum and consequently the increase to bulk, scale and footprint for the development would not be significant. The materials have also been carefully selected to tie in with the approved scheme, with the use of stained timber boarding which would also help to conceal the staircase. It is therefore considered that the proposed development would comply with the design objectives of Core Policy 57 of the Wiltshire Core Strategy.

9.2 Impact on Setting of Conservation Area

Core Policy 58 states that development should protect, conserve and where possible enhance the historic environment. The designation of a conservation area does not preclude the possibility of new development and the Council is committed to working pragmatically with owners to find positive solutions which will allow adaptation of such buildings to reflect modern living aspirations. As already stated, the size of the staircase has been kept to a minimum and materials have been specified which would tie in with those used elsewhere on the property. It is also noted that the site will be screened to a certain extent by the house itself and the trees, shrubs and large garden shed within the curtilage of the property. It is not considered that the proposed alteration would harm the setting, character or appearance of the nearby conservation area.

9.3 Impact on Neighbour Amenity

The main issue to consider here is the impact on the amenities of the occupiers of the neighbouring property to the east. Core Policy 57 in the Wiltshire Core Strategy states that all developments should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and should also ensure that appropriate levels of amenity are achievable within the development itself, taking into account privacy and overshadowing.

The occupiers of the adjoining property have objected to the application as they consider that the whole development has an overbearing effect and that the addition of a staircase would exacerbate this impact. Careful consideration has been given to the potential impact of the proposed staircase on the amenities of the neighbouring residents. It is evident that the applicant has attempted to minimise the potential for overlooking of the neighbouring property as the staircase would be enclosed by vertical timber boarding. This would eliminate any prospect of overlooking. Consequently, it is considered that although the development as a whole has brought the footprint of the extended building closer to the neighbouring property, this would not result in an invasion of privacy as a result of overlooking.

There would be a separation distance of approximately 15m between the proposed staircase and the neighbouring house, with a separation distance of approximately 9m between the proposed staircase and the neighbouring garage. It appears that the neighbouring garage has habitable accommodation in the roof, however, due to the proposed staircase sitting north of the neighbouring property, and the orientation of both houses there will be no loss of light to the neighbouring dwelling or garage or any overbearing impact.

As previously advised,, Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development proposals do not adversely affect neighbour amenity and it is considered that the scheme complies with this objective. Therefore, a refusal of planning permission on this ground is not warranted.

The property would remain within a residential use therefore any concerns in relation to security, noise and increased vehicle movements are unfounded. Should the applicant wish to use the office for purposes other than as an ancillary use to the main dwelling house, then planning permission would be required for a change of use.

10. Conclusion

The proposed external staircase would be acceptable in terms of its scale, design and materials and would not have an adverse impact on the setting, character or appearance of the conservation area or on neighbour amenity. The proposal is therefore considered acceptable in the context of its surroundings and is in accordance with the general criteria set out in the policies of the local development plan.

RECOMMENDATION

That planning permission be **granted** subject to the following conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted (excluding the timber cladding, and the windows in the west elevation as shown on the 'Proposed Elevations' plan, drawing number: CH003/2014, received on the 18/08/2014, which will be powder coated grey aluminium) shall match in material, colour and texture those used in the existing building, unless otherwise agreed in writing by the Local Planning Authority.

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

- 2 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 extensions or the completion of the development whichever is the sooner; All hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any hedges 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.

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Title: Confirmation of materials for the staircase. Received: Via email dated: 17/04/2015

Drg Title: Location Plan. Received: 20/02/2015

Drg Title: Proposed Elevations (north, south and east elevations). Drg No: CH003/2014. Received: 20/02/2015

Drg Title: Proposed Elevations (west elevation only). Drg No: CH003/2014. Received: 18/08/2014

Drg Title: Proposed Plans. Drg No: CH001/2014. Received: 20/02/2015

Drg No: Proposed Landscape Plan & Tree Protection Plan. Received: 14/10/2014.

Drg Title: Existing Elevations. Drg No: CH_003_2014_exist_elev. Received:

18/08/2014

Drg Title: Existing Layout. Drg No: CH001/2014. Received: 18/08/2014.

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

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Application Number	15/01683/VAR
Site Address	Crookwood House, Cuckoo Corner, Urchfont, Wiltshire SN10 4RA
Proposal	Variation of condition 5 of planning permission 14/07886/FUL 'Two storey extensions to existing 3 bed roomed house' - to enable an external staircase to allow access to first floor office
Case Officer	Lucy Rutter



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