

<b>Date of Meeting</b>	26 <sup>th</sup> November 2015
<b>Application Number</b>	15/05844/OUT
<b>Site Address</b>	Land East of Pennard, Lower Road, Quidhampton
<b>Proposal</b>	New 2 bed detached dwelling (Outline application to determine access, layout and scale)
<b>Applicant</b>	Landmark Estates Ltd
<b>Town/Parish Council</b>	Quidhampton
<b>Grid Ref</b>	410912 131067
<b>Type of application</b>	Outline application to determine access, layout and scale
<b>Case Officer</b>	Tom Wippell

### **Reason for the application being considered by Committee**

The application has been called to committee by Councillor Peter Edge if minded to approve for the following reasons:

- Not consistent with Wiltshire Council Core Strategy and Rural Housing Survey.
- Loss of light to Hope Cottage.
- Removal of screening between property and recreation ground.
- Access onto a busy road with cars parked alongside the junction impairing visibility.

### **1. Purpose of Report**

To consider the recommendation of the Area Development Manager (South) that planning permission be granted.

### **2. Report Summary**

The issues in this case are:

- Principle
- Ownership
- Scale, Design, Siting
- Residential Amenity

- Highway Safety
- Archaeology/Other Issues

Publicity of the application has resulted in an objection from the Parish Council and three further letters of objection. There have been no letters of support.

### **3. Site Description**

The application site relates to the sub-divided gardens on Pennard, a detached bungalow in the village of Quidhampton. The site backs onto open fields to the rear and access is via an existing driveway to Lower Road (shared with Pennard and The Coolins). The site is set-up slightly higher than the road level.

### **4. Planning History**

A previous application (15/03289/OUT) for a detached dwelling sited towards the front of the site, was withdrawn in June, after concerns were raised about highway safety, visual amenity and residential amenity. This re-submission therefore has to be considered in the light of this previous application, and the differences between the two schemes critically examined.

### **5. The Proposal**

Planning permission is sought to construct a 2 bed detached dwelling to the side of Pennard, Lower Road, Quidhampton. Access to the site will be via a driveway, which serves the existing bungalow and the neighbouring property 'The Coolins'. Parking spaces will be provided for 2 cars, with amenity areas sited to the rear and to the front.

### **6. Planning Policy**

Core Policy 1, Core Policy 2, Core Policy 57, Core Policy 58

NPPF

### **7. Consultations**

Highways:

I can confirm that the addition of a second parking space overcomes my previous highway objection. The parking space is located close to the junction with Lower Road and I have checked using turning overlays that a vehicle would be able to access the space. To enable exiting vehicles to turn right with ease, a slight improvement is necessary to the access, please see the attached extract. Furthermore, given the close proximity of the parking spaces to the junction, the hedge should be

lowered across the frontage to allow inter-visibility between a driver exiting the parking spaces and a driver pulling into the shared driveway– the front boundary should be no higher than 0.9m above the carriageway level.

Subject to the above mentioned improvements, I would not wish to raise a highway objection subject to conditions.

Archaeology: Following the results of the archaeological survey, no significant archaeology was found and so I would like to change my advice to No Objections. I do not consider that further archaeological work is required for the proposed development and so do not recommend that a condition be applied to any permission.

Parish Council:

- Not consistent with Wiltshire Council Core Strategy and Rural Housing - Survey.
- Loss of light to Hope Cottage.
- Removal of screening between property and recreation ground.
- Access onto a busy road with cars parked alongside the junction impairing visibility.
- Quidhampton PC question the accuracy of the scale of the plans and ask WC to ensure that the car parking spaces provided are sufficient to park a car and open doors.
- Quidhampton PC request that if Officers are minded to approve that this application is called in.

## **8. Publicity**

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

The publicity has generated three letters of objection and no letters of support.

The letters of objection are summarised as follows:

Parking and traffic at this end of the village is a problem

The design could be changed into a two-storey dwelling at a later stage and will therefore cause overlooking

Construction traffic in the area is already a problem in this village, and this will make it worse

The site is directly opposite a 'pinch point', which has already caused major problems, such as: 'endless traffic queues, of cars and lorries' - the vibration from the 'huge lorries', which has broken glass and dislodged/ shattered many roof tiles.

Any increase in traffic volume at this point, would leave nowhere for cars to pull in, to let others pass. Also, the double yellow lines at that point are not stopping cars, vans, and lorries being parked there.

The 1st application was rejected by yourselves, one of the reasons being access out onto a difficult part of Lower Road. I would like it noted that wherever on the land the building is placed the same problems will be faced. I think another residence on this plot will create further traffic access problems.

## **9. Planning Considerations**

### Principle of Development

Core Policies 1 and 2 state that new 'infill' residential development is acceptable in Quidhampton;

*'The delivery strategy defines the level of growth appropriate within the built up area of small villages as infill. For the purposes of Core Policy 2, infill is defined as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling.'*

Therefore a proposal for a new residential unit is not considered unacceptable in principle. This is provided the development is appropriate in terms of its scale and design to its context, and provided other interests including residential amenity and highway safety are addressed.

### Ownership

'Notice' has been served on nearby properties, as the access driveway leading to the new dwelling is across land not in the applicant's ownership. However, the driveway serving the new dwelling will be unaltered for the section leading to the neighbouring property, and will continue to allow rights of access for 'Pennard' and 'The Coolins'. Therefore in planning terms, it is considered that the consultation process has been correctly adhered to.

### Scale/ Siting/ Design

In terms of siting, it is considered that there is sufficient space within the plot to avoid a cramped form of development, with the proposed layout making good use of the site. Therefore this scheme does not represent an unusual or principally unacceptable form of 'infill' development in this location.

The dwellings in the surrounding area consist of a mixture of styles and sizes, including houses, terraces and bungalows, and in this regard, the scale of

development (ie- a single storey bungalow with no accommodation in the roof) is considered acceptable for this plot.

The exact design of the dwelling will be dealt with at the reserved matters stage. In Officer's opinion, it should be possible to design a bungalow with the main elevations to the front and rear (as the indicative elevations show), without having an adverse impact on the character of the area. Materials, design features and fenestration can all be agreed at the reserved matters stage.

The leylandii trees towards the rear are not worthy of TPO's, and their removal will have no adverse impact on the character of the wider landscape. Although the removal of the trees will result in the site being more visible from the fields towards the rear, there will be no encroachment of the residential curtilage into open countryside, and the new bungalow will not be overly prominent when viewed from the wider area. Additional planting could be requested by condition.

### Residential Amenity

It is considered that the careful design at the Reserved Matters stage of the application would prevent significant overlooking to the neighbouring dwellings to the east.

Due to the separation distance between built-forms, the single storey nature of the development, and the high levels of boundary screening, it is considered that no adverse loss of privacy will occur to 'Hope Cottage' towards the front of the site.

Although close to the eastern boundary, it is considered that the dwelling is sited a sufficient distance away from neighbouring boundaries to ensure that no significant overshadowing/ overdominance will occur to neighbouring properties. The roof slopes away from the boundary to its highest point, and the eaves heights are unlikely to be significantly higher than the proposed 1.8 metre high boundary fence.

The driveway leading to the site will be used by one extra dwelling only, and it is considered that harmful noise/ disturbance will not occur from the amount of additional traffic/ pedestrian activity generated.

### Impact on Highway Safety

Highways have been consulted, and have confirmed that the plot is large enough to accommodate 2 x parking spaces and a turning area. Furthermore, it is considered that the additional traffic generated by 1 dwelling will not cause any significant impact on highway safety at the junction with Lower Road. The views of the neighbouring properties and Parish Council have been fully considered, but visibility when leaving the site will be acceptable and on-street parking provision will not be adversely affected.

### Other Issues

In regard to the impact of the development on protected species, it has been confirmed (in part 13 of the application form) that no protected species are present within the site. During the site visit, no visible evidence of protected species was

observed. Therefore due to the relatively small size of the site and its siting within a semi-urban area, it is considered that a protected species survey is not required.

An Archaeological survey has been carried out with no significant findings, and the county archaeologist raises no objections to the scheme.

## **RECOMMENDATION**

### **Permission subject to conditions & notes**

In pursuance of its powers under the above Town & Country Planning Act 1990, the Council hereby grant PLANNING PERMISSION for the above development to be carried out in accordance with the application and plans submitted (listed below), subject to compliance with the condition(s) specified hereunder:-

And subject to the following conditions:

1. No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- The external appearance of the development;
- The landscaping of the site;

The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

2. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

REASON: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995.

3. No development hereby approved shall commence until a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external walls and roofs of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development

4. No part of the development hereby permitted shall be occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

5. The development hereby permitted shall not be occupied or first brought into use until the entire site frontage has been cleared of any obstruction to visibility at and above a height of 900mm above the nearside carriageway level. That area shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

6. This development shall be in accordance with the submitted drawings

-Block Plan 8539/200 rev A, dated June 2015 and received to this office on 12/06/15

REASON: For the avoidance of doubt.

**Informative:**

Without prejudice to the Council's future consideration of the design, the applicant is recommended to avoid main windows facing the side of the plot, to avoid potentially harmful overlooking. For clarification, this application confirms the scale of the development to be a single storey bungalow.

**Informative:**

Many wildlife species are legally protected. The applicant should be aware that if it becomes apparent that the site is being used or has previously been used by protected species (such as slowworms, badgers, barn owls or bats), work should STOP immediately and Natural England should be contacted at their Devizes office 01380 725344 for advice on how to proceed.