

REPORT OUTLINE FOR AREA PLANNING COMMITTEES**Report No.**

Date of Meeting	3 rd November 2016
Application Number	16/06309/FUL
Site Address	1 Manor Farm Cottages, The Street, West Knoyle, Wiltshire, BA12 6AG
Proposal	Erection of an open fronted garage to cover two existing car spaces (retrospective)
Applicant	Cllr Bridget Wayman
Town/Parish Council	West Knoyle
Electoral Division	MERE – (Cllr George Jeans)
Grid Ref	385812 132457
Type of application	Full Planning
Case Officer	Joe Richardson

Reason for the application being considered by Committee

The application has been called to committee as the applicant is a councillor for Wiltshire Council and a valid objection has been received to the application. The application cannot be determined under delegated powers.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be APPROVED for the reason(s) set out below.

2. Report Summary

The issues in this case are:

- The principle of development in this location;
- Scale, design, materials and impact on character of the area;
- Neighbour amenity;
- Highway safety.

The publicity has generated a letter of objection against the proposal from West Knoyle Parish Council.

3. Site Description

The application site is within the curtilage of the dwelling house known as 1 Manor Farm Cottages and is located within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. Access to the existing open fronted structure for the housing of two vehicles is obtained via an existing access from the public highway known as The Street, West Knoyle.

4.Planning History

S/2008/0590 Erection of a double garage/workshop/store A.C

5.The Proposal

The application proposes retrospective planning permission be granted for the erection of an open sided structure over two existing car parking spaces from the previously removed car port.

6.Local Planning Policy

The Wiltshire Core Strategy (WCS) was adopted in January 2015 and constitutes the primary planning document. Also of relevance is the National Planning Policy Framework. The following policies are relevant to this application:

National Planning Policy Framework

Section 7 Requiring good design

Section 11 Conserving and enhancing the natural environment

Wiltshire Core Strategy

Core Policy 1 Settlement Strategy

Core Policy 2 Delivery Strategy

Core Policy 51 Landscaping

Core Policy 57 Ensuring high quality design and place shaping

7.Summary of consultation responses

West Knoyle Parish Council – Objection for the following reasons:

- Increasing volume of traffic coming out of an entrance that has poor visibility due to Willow Tree which hangs out over the road;
- Existing parking, with alternative access is available but not utilised within the same property;
- Proposed materials are not appropriate to the locality and do not reflect the character of the area. (Policy C6 SDLP 2011);
- Proposed development is out of character with the street scene.

WC Highways – No objection

8.Publicity

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

The publicity has generated no third party letters of objection or support for the proposal.

9.0 Planning Considerations

9.1 Principle of development and policy

The Wiltshire Core Strategy defines West Knoyle as a settlement without a boundary. The property is located within the Cranborne Chase and West Wiltshire Area of Outstanding Natural Beauty.

The proposal should aim to conform to the objectives of Core Policies 51 and 57 of the Wiltshire Core Strategy. Core Policy 51 states development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character.

Core Policy 57 aims to achieve a high standard of design 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.

9.2 Design and Impact on area and amenity

The structure is a steel frame bolted to the existing retaining walls. The retaining walls were erected as part of the works to grade the ground levels related to planning permission S/2008/0590 to allow for a planted area and for some visitor parking. In place of the existing structure subject to this planning application, a dilapidated car port existed. This dilapidated structure was demolished as part of the works relating to the construction of the approved garage/workshop/storeroom.

Planning permission is sought for the erection of a steel frame bolted on to the existing retaining walls with the external faces of the structure clad with timber boarding. The rear elevation adjacent to the boundary of the neighbouring property, Blakeney's, has a steel sheet with corrugated steel roof that will be finished on the front elevation with a timber soffit board. In planning terms, the design and use of materials are considered to be acceptable and would not have any significant detrimental impact to the special character and appearance of the AONB.

Sited along the boundary separating the application site and that of the nearest neighbouring property, Blakeney's, where the structure is sited is a row of manicured mature leylandii trees. In the opinion of the case officer, the mature leylandii trees help shield the existing

structure from the view of the neighbouring property and therefore, lessens the impact of this structure on the amenity of this property.

Therefore, it is considered that by reason of the siting and existing hedgerow screening, the existing structure would not unduly disturb, interfere, conflict with or overbear adjoining dwellings or uses to the detriment of existing occupiers.

9.3 Highway Safety

The Parish Council has raised concerns that the proposal will affect highway safety.

However, access to the structure subject of this planning application is obtained via an existing access from the public highway leading to the garage/workshop/store, and this access remains unaffected by this proposal. The Council's Highways Officer has raised no objection to the proposed development as the development does not detrimentally affect highway safety.

It is therefore considered that the open sided structure to house two vehicles would not have any significant detrimental impact on highway safety that would warrant the refusal of planning permission.

10.0 Conclusion

The proposed development conforms to the objectives of Core Policies 51 and 57 of the Wiltshire Core Strategy and the aims of the NPPF. Taking the above into account, the application is not considered contrary to these policies as it does not cause any significant material harm that would justify a refusal of planning permission. Therefore, retrospective planning permission should be granted for the development.

11.0 RECOMMENDATION: Approve with conditions:

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

Site Location Plan Date Received 28.06.16

DWG No: MC2 Existing Layout Date Received 28.06.16

DWG No: MC3 Elevations Date Received 28.06.16

Side Elevations Date Received 28.06.16

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