

<b>Date of Meeting</b>	23 November 2016
<b>Application Number</b>	16/06851/FUL
<b>Site Address</b>	139 Winsley, BA15 2LB
<b>Proposal</b>	Erection of one new attached dwelling, alterations to existing dwelling, access and parking and demolition of outbuildings
<b>Applicant</b>	Mr G Woolley
<b>Town/Parish Council</b>	WINSLEY
<b>Electoral Division</b>	WINSLEY AND WESTWOOD – Cllr. Magnus MacDonald
<b>Grid Ref</b>	379801 160915
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Kate Sullivan

### Reason for the application being considered by Committee

Cllr MacDonald has requested that should officers be minded to support this application, it should be brought before the elected members of the planning committee to consider the following:

The scale of development, the impact on the conservation area and surroundings, the relationships with adjoining properties, the design, bulk, height and general appearance.

#### 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 should be approved.

#### 2. Report Summary

The main planning issues to consider are:

- Principle of Development
- Impact on the Conservation Area/Heritage Assets
- Impact on Neighbouring Amenity
- Impact on Highway Safety
- Impact on Ecology
- Impact on Archaeology

#### 3. Site Description

The application site relates to a semi-detached unlisted double-gabled stone built property located within the Winsley Village Conservation Area and the established 'large village' policy limits. As illustrated on the site location plan which is reproduced on the next page, the site occupies a corner plot which has existing vehicular and pedestrian access openings and off-road parking provision. Abutting the Bradford Road highway, there is a stone wall measuring approximately 1.8m which also includes a detached garage with its road side flank wall measuring approximately 3.5m. The road which serves the plot and twenty or so other properties is a narrow, single track lane that meanders through the village. Within 50m of the site there are

5 grade II listed buildings, the nearest being Burghope Manor, located to the north-west. The other grade II listed buildings, are found at No.115, No.117, No 146 Winsley and The Barn.



#### 4. Planning History

There are no recorded planning applications listed on the Council's planning history database. The only recorded application relates to the following submission and decision:

W/02/01898/TCA Crown thinning and pruning of one Birch tree – Consent 23 Jan 2003

#### 5. The Proposal

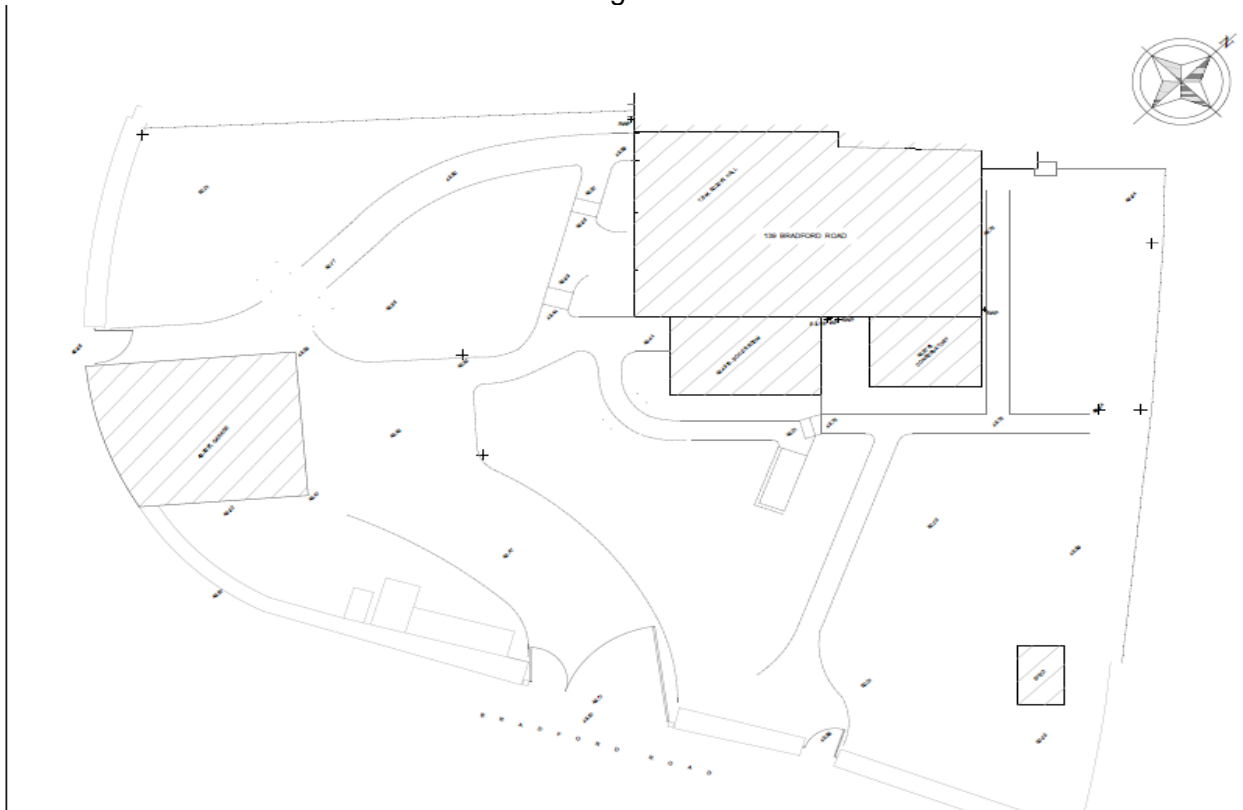
Under this submission, the applicant proposes to erect a two-storey double-gabled 3-bedroom dwelling to be constructed off the south-east gable elevation of the host property at No. 139, thereby creating a terrace of three properties. The new house would also have a single-storey rear extension to accommodate a kitchen. Existing single storey gable additions would be demolished to accommodate the new building which would be constructed using similar detailing to the host property, namely having coursed rubble stone walls with bath stone dressings, string courses and cills, wooden windows, under a double roman clay tiled roof with coped verges and an ashlar stone chimney. The roof of the proposed new house would have a ridge circa 0.8m below the existing ridge line of the host property.

The existing detached garage (with a volume of circa 80m<sup>3</sup>) and a section of wall which form part of the boundary to the property would be demolished to provide a new vehicular access and on-site car parking space for four cars to serve both the existing and proposed dwelling.

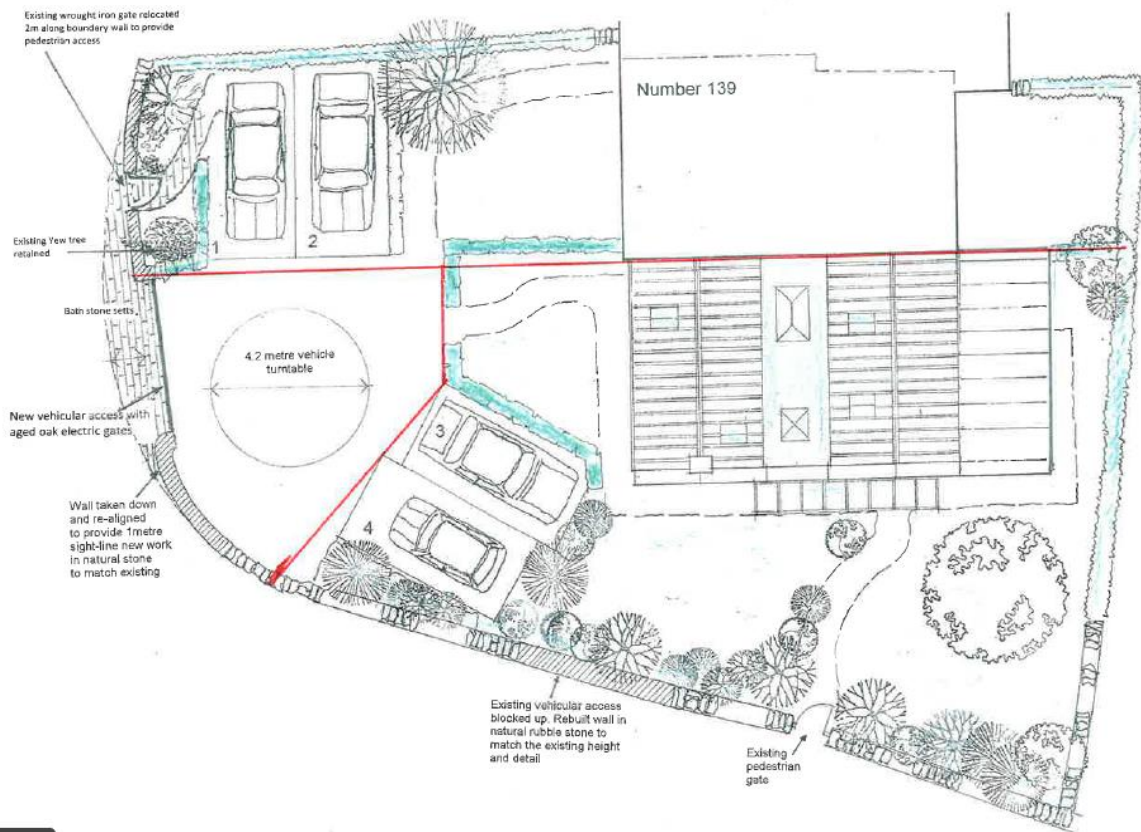
The existing vehicular access would be blocked up using natural rubble stone to match the existing wall height and detailing.

The following two plans illustrate the existing site plan and what is proposed.

### Existing Site Plan



### Proposed Site Plan



In order to accommodate the required number of parking spaces for both the existing and proposed properties and to retain sufficient amenity space within the site, a shared turntable is proposed to allow cars to park and leave the site in a forward gear.

## **6. Planning Policy**

The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

The Wiltshire Core Strategy (2015) CP1 - Settlement Strategy; CP2 – Delivery Strategy; CP7 - Bradford on Avon Community Area (Winsley); CP41 - Sustainable construction and low carbon energy; CP45 - Meeting Wiltshire's Housing Needs; CP50 Biodiversity and Geodiversity; CP57- Ensuring High Quality Design and Place Shaping; CP58 - Ensuring the Conservation of the Historic Environment; CP61 - Transport and Development; CP64 - Demand Management

West Wiltshire District Plan 1<sup>st</sup> Alteration, 2014 Saved Policy H18 - Area of Minimum Change

Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy

## **7. Summary of Consultation Responses**

Winsley Parish Council - Object and requested that the application be called to committee for the elected members to debate the following matters:

- Parking – This is a problem within the village, and the use of the turntable whilst an excellent solution, would not be practically workable. The shared nature of the use of the turntable would require co-operation between two different households, there would be on-going maintenance and doubts are cast as to whether two cars could use it, which would potentially lead to two cars being parked on the road.
- Housing need – This development on its own would not satisfy the housing requirements, as the applicant has indicated that both properties would be placed on the rental market. Even, if they are sold in the future, they are unlikely to be affordable since they are to be renovated and built to a high standard.
- Impact on the Conservation Area - It is recognised that the current condition of the site is not desirable. However it was agreed that the refurbishment of an untidy site is not a good reason to permit development. It was also agreed that the proposed development would be to a high level and in keeping with the location. However, there were a number of objections raised about removing a large extent of the stone wall to be replaced by a new opening and timber gates. In addition, concern was raised about the amount of space being set aside for car parking and manoeuvring, which would result in the loss of garden and shrub planting.

Wiltshire Council Highways - No objection.

Wiltshire Council Archaeologist - No objection.

Wiltshire Council Conservation Officer - Supportive subject to conditions. This host property is not listed, but the building and its boundary walls are historic and examples of vernacular architecture within the village; and are therefore considered to be non-designated heritage assets. The designated heritage assets under consideration here are the Conservation Area and the nearby Grade II listed Burghope Manor.

In terms of the impact of the proposals on the Grade II listed Burghope Manor, the proposal would not adversely affect its setting due to the Manor's siting, location and seclusion in relation to No.139 Winsley. There would however be some effect on the Manor's south east boundary wall, which is a curtilage grade II listed structure.

The prevailing character of this part of the lane, from the Limpley Stoke Road entrance through to the St Nicholas church, is one of vernacular houses with strong boundary features, namely, stone

walls of differing appearances and heights ranging from approximately 1.5m to 1.8m, with a few exceptions.

The application site property has several wall openings along the site frontage and includes an existing garage with its blank gable wall fronting the highway extending above 3.5m in height.

According to historic maps, the garage building appears in the mid 19th Century and was probably a more substantial building than the existing simple mono-pitch roofed garage. The applicant's submitted heritage statement does not go into much detail about the garage building, but does indicate that its removal would bring about a positive impact to the conservation area. The garage has a rather poorly fitted mono-pitch roof, but is not unattractive. It is important to duly acknowledge that the garage is not listed, and although located in a Conservation Area, due to its size being less than 115 m<sup>3</sup>, it could be demolished without the need for planning permission.

This is because demolition of small buildings of this size is permitted by a Direction made in 2015 by the Secretary of State when he abolished the requirement for Conservation Area Consent for the demolition of buildings, replacing it with the need to apply for planning permission. In order to keep the previous exemptions from conservation area consent that existed for the demolition of small buildings, he carried it forward in this Direction to ensure that planning permission would similarly not be required for such small works.

So whilst this garage building is part of, and could be argued to add to, the ad-hoc historic character of the lane, the building could be legitimately removed without requiring the consent of the Council; and as a consequence, a heritage based objection cannot reasonably be made to its removal. Likewise, the partial loss of the boundary wall to create a new access is not objectionable from a Conservation Area / heritage perspective.

The impact of these proposed changes on the setting of the curtilage listed wall to Burghope Manor would not be detrimental. The lane is characterised by strong, well defined boundaries, but there are several vehicular and pedestrian openings set within them all along the lane and therefore a new opening at the proposed location along the lane would not be out of character in general. The blocking up of the existing vehicular access, providing it is done in matching stone and detailing, would have a neutral impact on the character of the Conservation Area.

Turning now to the proposed new dwelling to be attached to the existing building, it is noted that there are other houses in the surrounding area set within similar sized plots. So, in terms of the prevailing density and grain of development within the Conservation Area, houses on relatively small plots mixed with houses on larger plots contributes to the character of the area/historic core of the village.

The proposed dwelling would be set below the ridge of the existing house and would use design details taken from No. 139, such as the string courses, the window detailing and surrounds, as well as the chimney. The proposed materials would also match the existing building and consequently, the proposal would be in keeping with the surrounding non-designated heritage assets in the Conservation Area.

From the details submitted and after visiting the site, the proposal would be in keeping, sympathetic and subservient to the existing dwelling and those in the immediate area. Conditions can be imposed on a grant of planning permission to ensure that the high quality use of materials, as referenced on the plans, is taken through to the development stage. For the above reasons the scheme would result in no harm to the designated and non-designated heritage assets. The impact on the character of the Conservation Area, the setting of the curtilage listed Burghope Manor wall, and the surrounding non-designated heritage assets would be neutral.

Wiltshire Council Ecologist – Supportive, subject to a condition, requiring the applicant/developer to undertake works in strict accordance with the ecological appraisal recommendations set out within Section 5 of the Preliminary Ecological Assessment and Emergence Survey for Bats by Johns Associates dated May 2016. The application site is not within or immediately adjacent to any site designated for nature conservation although it is within a core foraging area for greater and lesser horseshoe bats associated with the Bath & Bradford on Avon Bats Special Area for Conservation (SAC). However the modest nature of the proposed development, in ecology terms, is unlikely to result in loss of foraging for these species. A comprehensive bat survey of the buildings within the site has been carried out by Johns Associates which found no evidence of current or recent use of the site by bats for roosting. Recommendations are given in the subsequent report for precautionary measures in respect of nesting birds and for enhancement measures for bats. The completed survey work has been of a sufficient level to correctly identify the ecological context of the site and the likely effects of the development on key sensitive receptors. The Council's ecologist concurs with the conclusions stating that the development would unlikely result in negative impacts for any protected sites or species.

Wiltshire Council Tree Officer – No objections.

Wiltshire Fire and Rescue Service – Provided planning informative advice and guidance on the following matters:

- Recommendations identified under B5 of Approved Document B relating to The Building Regulations 2010
- Recommendations to improve safety and reduce property loss in the event of fire.

Wessex Water – No objections subject to agreements being reached between the applicant/developer and Wessex Water with respect to the following:

- Water supply and waste connections;
- S105a public sewers;
- Separate sewer systems will be required with no surface water connection permissible to the foul water system.

## **8. Publicity**

A site notice was displayed along the site frontage on 15 July 2016 and the adjoining neighbours were individually notified.

Following the public notification processes, 24 letters of objection have been received and whilst several of the letters appreciate the need and possibility of renovating and remodelling the host property, the proposed extension to form a new dwelling has brought about the following local raised concerns:

- Detriment to Conservation Area and impact on Grade II listed property located nearby as well as several unlisted, but historic cottages;
- Overdevelopment of the site;
- The proposed development is not subservient to host property;
- Detrimental impacts on neighbouring properties amenity re. overlooking and overshadowing;
- Loss of garden – would become a car park with a proposed alien turntable feature;
- Loss of historic fabric – the historic boundary wall – Its removal would degrade the conservation area;
- Inappropriate gentrification;
- There is no need for more housing in the village;
- Highway safety concerns with a new access being proposed on a blind corner;
- There would be increased traffic and noise disturbance;
- The 30-minute traffic survey is not representative of traffic flow/volume and it underestimates the impacts;

- The scale, bulk, design and fenestration treatment would be out-of-keeping with the old village;
- If the properties are rented out, future temporary occupiers might not have the same respectful appreciation for the old village;
- Concern about the impacts on the established Yew tree;
- Unnecessary loss of wrought iron gates;
- Where will refuse bins be sited?
- The planning committee should visit the site before reaching a decision.

There was also 1 letter of support received as part of the public notification, which highlighted the following:

- The development would not be harmful to the Conservation Area;
- The boundary wall, along with others found nearby, is not of consistent good quality;
- There are various types of construction material found locally;
- There is local precedent set with rebuilding or setting boundary walling back;
- The garage identified for demolition would bring about a positive change to the conservation area;
- Having a turntable to assist with parking manoeuvres is not grounds for objection;
- The new property would offer a housing opportunity for families with school age children. It is reported that there is only one family in the conservation area with school age children. Having more family housing would support the school;
- The current restoration work taking place at the property is of a high standard; and the proposed development should be supported;
- If it is to be approved, imposing a condition requiring the use of grasscrete for the car parking would visually minimise the loss of green space.

## 9. Planning Considerations

**9.1 Principle of Development** - The application site is located within the limits of development of Winsley which is a designated large village in the adopted Wiltshire Core Strategy where there is a presumption in favour of sustainable windfall residential development opportunities (CP1 refers) to support the vitality of rural communities. The principle of a dwelling in this location is therefore acceptable provided that the impacts can be satisfactorily accommodated.

The impacts of the development proposal have been carefully appraised and the following sections deal with the issues in turn.

**9.2 Impact on Conservation Area/Heritage Assets** – Above the various tiers of planning policy and guidance is the over-arching statutory requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 to give special regard to the “*desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*” (S16 and 66). Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

Paragraph 132 of the NPPF states 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. ... Significance can be harmed or lost through ... development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.*”

Paragraph 135 of the NPPF also stresses that “*the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a*

*balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

Core Policy 58 of the Wiltshire Core Strategy echoes the above national policy in seeking the protection, conservation and, where possible, enhancement of heritage assets.

This subject property is not listed, but the building and its boundary walls are historic and examples of vernacular architecture within the village location and are therefore considered non-designated heritage assets. The designated heritage assets under consideration here are the Conservation Area and the Grade II listed Burghope Manor.

The Council's conservation officer has commented that *“the proposal would not adversely affect the setting of the Manor itself... but there would be an effect on its south east boundary wall, which is a curtilage Grade II listed structure”*. The proposed new dwelling would be located on what would be the far end of a terrace away from the listed wall, and the proposed subservient form of development would result in no harm to the setting of the nearby listed structure.

In terms of significance, the prevailing character of this part of the lane and part of the Conservation Area, from the Limpley Stoke Road entrance through to the St Nicholas church, is one of vernacular houses with strong boundary features. The boundary treatments are mostly stone walls of differing appearance and heights approximately around the 1.5m to 1.8m mark along the lane, with some exceptions, including a number of breaches in the walls to provide car parking and garages. The application site is a private garden of an existing semi-detached property that faces onto the Bradford Road, a narrow lane that serves the historic core of the village. By proposing the new dwelling the existing house would become a mid-terrace property and a terrace of three dwellings would be created. In the immediate area there are a number of terraced dwellings as well as semi-detached and detached dwellings – the plan produced within section 3 is useful in illustrating the spatial relationships and building blocks in this part of the village. Therefore the creation of a 3-property terrace would not be incongruous to this part of the village since there are several within close proximity to the site.

Officers submit that there would be sufficient space within the site to accommodate the new dwelling with adequate private amenity space and parking and turning provision duly allocated to each residential unit. The proposal would not constitute an overdevelopment of the plot and nor would it have a detrimental or harmful impact on the Conservation Area. The existing 2-bed dwelling would retain a garden to the front and back along with two car parking spaces and use of a shared access and turntable. The proposed 3-bed dwelling would have a side garden, utilise the existing pedestrian access, as well as have two dedicated car parking spaces and the use of the shared access and turntable.

In order to accommodate the proposed dwelling, the vehicular access would be re-positioned to allow for a more direct access to the main road, Limpley Stoke Road, rather than the existing access which directs traffic through the historic core of the village.

The design of the dwelling would replicate the wall and roof materials and details which characterise the existing semi-detached dwellings at No's 138 and 139. The new dwelling would have a reduced ridge height and would appear subservient to the host dwelling, whilst at the same time maintain the roof form of the two existing properties. By introducing a front door feature to the front elevation, the proposed development would mirror the existing dwelling; and thus, any views gained from the lane would see the new build as being complimentary and respectful of the existing property character. Hardwood windows to be painted would furthermore be respectful of the site's protected status.



The south east (side) elevation would introduce two sets of French windows under a powder coated aluminium canopy. This would be at ground floor level, set back behind the existing boundary treatment of the site. This detail would nevertheless provide some elevation interest whilst allowing the dwelling to have a direct visual relationship with the garden.

From site inspections, officers duly note that there are a number of different window treatments within the Conservation Area of Winsley. In terms of the application proposals, the full length windows proposed for the existing property could be installed without planning permission. However, the replication of these for the proposed property would carry a consistent design across the newly created terrace. The use of such glazing is not at all unusual or inappropriate; and in terms of the local context, it is considered to be of a scale and quantity which would be complimentary to the Conservation Area.

The use of powder coated aluminium canopies and the mono-pitched roof over the single storey rear extension would be a modern interpretation of a traditional iron roofed addition. Given the modest size of the rear extension, this feature is considered to be acceptable in the Conservation Area. Conservation roof lights can be inserted using the property's permitted development rights and therefore the proposed roof lights illustrated for the host building does not require planning permission. The use of conservation roof lights for the proposed dwelling is acceptable.

The use of a wooden gate to conceal the turntable and parking area would retain the existing enclosed appearance and character of the application site, whilst still providing a practical solution for the site. Officers furthermore duly assert that the proposed treatment would be appropriate to the Conservation Area. By way of an example, within the conservation area, parking can be seen outside of the boundary walls or behind modern garage doors as illustrated in the site photographs reproduced below.



The position of the site's existing vehicular access is captured on the upper right photograph. On the extreme right, a wooden gate post forms part of the opening.

The photo on the next page illustrates the existing garage building which forms a part of the boundary wall and the site / road frontage which could be removed without the need for planning permission. The same applies to the proposed partial removal of the stone wall. As long as the wall is not removed in its entirety, no permission is required from the Council. Since the partial demolition works form part of the proposal however, the extent of the wall to be retained and be built up can be controlled by condition. The Conservation Officer has said that the works to the wall are not objectionable from a Conservation Area perspective.



The existing access would be closed, and the salvaged stone from the wall/garage removal should be used to build up the existing vehicular access. A condition is considered necessary to cover this.

The impact of this part of the work on the setting of the curtilage listed wall to Burghope Manor would not be detrimental. The lane is characterised by strong boundaries, as stated above, but there are of course openings within them all along the lane and therefore an opening at this point would not be out of character in general.

The existing wrought iron pedestrian gates which have been identified by some local residents/objectors as being worthy of retention are to be retained and would form part of the boundary treatment.

In order to ensure that the high quality plans are taken through to the development stage, it is recommended that planning conditions are imposed requiring the re-use of stone, to ensure that a sample stonework panel is constructed prior to any house-building works commence, in addition to seeking external joinery and rainwater product details. Providing the details are acceptable, the development would be compliant with Core Strategy policy and the NPPF.

As part of the consultation process, the Council's Conservation officer has concluded that the character of the Conservation Area, the setting of the curtilage listed Burghope Manor wall, and the surrounding non-designated heritage assets would not be harmed by this proposed development, and any effects would be neutral. The proposals would therefore comply with the relevant criteria of CP58 of the Wiltshire Core Strategy and Section 66 and 72 of the Planning (Listed Building and Conservation Area) Act 1990.

The general area is known to have high archaeological potential and the Wiltshire and Swindon Historic Environment Records reveal that the proposed development site is situated within the postulated extent of a medieval settlement. However, the County Archaeologist has confirmed having no objection and has acknowledged that given that the development would be carried out within an existing residential garden where there is already evidence of disturbance via the creation of driveways and the formation of the nearby road, the proposal does not require any further archaeological investigation and it is considered compliant with CP58 and the NPPF.

**9.3 Impact on the Neighbouring Amenity** – Following initial overlooking concerns, the applicant submitted revised plans which removed proposed first floor windows on the rear elevation of the property and re-located a bedroom window onto the side elevation. The rear extension, whilst located close to the boundary would be of single storey; and no demonstrable harm would result. The two-storey extension to create the new residential unit has been carefully assessed taking into account separation distances to neighbouring properties and house orientation and the sun's path. Following this appraisal, no significant overbearing or overshadowing would result.

The site would retain sufficient space to accommodate on-site bin storage. The proposal is policy compliant with the relevant criteria of CP57 of the Wiltshire Core Strategy.

**9.4 Impact on Highway Safety** – Following extensive discussions with the Council's highways team, the proposed development is considered acceptable in highway safety terms. Whilst it is acknowledged that the local road network has constraints, it is accepted that along Bradford Road, vehicle volume and speeds are extremely low, and generally traffic using the lane moves in low gears at approximately 10mph. It is furthermore submitted that the proposal would bring about a highway betterment overall in terms of relocating the vehicular access allowing vehicles to access and exit the site with less manoeuvres and the blocking up a constrained access point would direct traffic away from having to use the historic core of the village.

As directed by the NPPF, it is important to be mindful that paragraph 32 duly directs decision makers to appreciate that "*development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*".

The highways team have duly appraised the submitted transport assessment which accompanies this application, have undertaken site visits and have concluded that the development can be supported.

In order to meet the Council's car parking standards, the host dwelling and the proposed new build property would each have 2 dedicated off-road car parking spaces and manoeuvring would be aided by a car parking turntable, which is a feature supported by officers. Although representations have been made questioning the use of a turntable, its maintenance and use, officers support its implementation to aid drivers to enter and exit the site in a forward gear and to assist parking, whilst minimising the amount of garden loss. The turntable can be landscaped to sit comfortably within the site and there is no justified planning reason to oppose it. Similar turntables have been installed in the county where no onsite turning is available, including a property on the A361 Bath Road in Devizes.

In response to local concern, the applicants' agent advises that deliveries of construction materials would be infrequent and of short duration. The garage would be demolished and new wall opening would be created at the outset, enabling deliveries to be made via a new access point. All sand/cement/blocks/timber would be delivered by small pick-up trucks that can reverse into the new opening. The existing access would remain open until the building works have been completed. This would enable construction vehicles to park on the site clear of the public highway. There may be limited occasions when delivery vehicles need to park on the highway adjacent to the property to offload materials, in particular deliveries of ready mix concrete. However, this would be very short-lived (generally around 15 minutes), and would be no different from the situation that occurs with the many other construction projects that are ongoing in the village. It is accepted that construction work does create additional vehicle movements and some nuisance, but this would be for a limited period of time only, and can be suitably controlled.

The applicant's agent has also confirmed that the existing dwelling would remain unoccupied until the completion of the works, as it would be impractical for it to be occupied whilst

construction works are being undertaken. This would therefore provide additional space for construction vehicles to be parked on-site during the construction phase.

In conclusion, after an extensive appraisal and discussions, the proposed alterations to the vehicular access would improve the current arrangements at the site. Whilst the constraints of the local road network are duly acknowledged, the necessary parking can be provided and no highways objection has been raised. The proposal is therefore considered to comply with the relevant criteria of CP61 and CP64 of the Wiltshire Core Strategy, and the relevant paragraphs of the NPPF as well as the Wiltshire Car Parking Strategy.

**9.5 Impact on Ecology** - The application site is not within or immediately adjacent to a site designated for nature conservation although as noted by the Council's ecologist it is "*located within a core foraging area for greater and lesser horseshoe bats associated with the Bath and Bradford on Avon Special Area for Conservation (SAC). However the small size of the proposed development is unlikely to result in loss of foraging for these species*".

A comprehensive bat survey of buildings within the site was undertaken by Johns Associates which found no evidence of current or recent use of the site by bats for roosting. Recommendations are given for precautionary measures in respect of nesting birds and for enhancement measures for bats. Subject to a condition that these measures are carried out the Council's ecologist is satisfied with the conclusions of the report that "*development is unlikely to result in negative impacts for any protected sites or species*".

On the basis of this expert advice, subject to a planning condition, the proposal would comply with the relevant criteria of CP50 of the Wiltshire Core Strategy.

**9.6 Other Matters** - The Council's arboricultural officer has visited the site and is aware of the trees on site. He is satisfied with the works that have been carried out and raises no objection to the proposed development. As the plans indicate, the yew tree located near to the proposed vehicular access would be retained.

Comments received about the applicant's intention to let the properties, and concerns raised about them being too large or unaffordable due to the proposed high quality specification are not material planning issues and they should not influence the determination of the application.

**10. Conclusion (The Planning Balance)** - The proposed development is considered to be an acceptable windfall development within the established large village limits of Winsley. The proposed additional house would not harm the character of the conservation area/heritage assets and would be in keeping with the character of the host building and there would be sufficient standard of amenity for future occupiers. The development would not result in significant detriment to neighbouring amenities. The proposal would provide an improved vehicular access and sufficient on-site parking would be provided in line with Council standards. The proposal is in accordance with the policies of the development plan and accordingly permission is recommended.

**11. RECOMMENDATION** – Grant 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. The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Site Plan received 13 July 2016; Existing Context Site Plan received 13 July 2016; Existing Ground Floor Plan received 14 July 2016; Existing First Floor Plan received 13 July 2016; Existing South-East Elevation Plan received 13 July 2016; Existing South-West Elevation Plan received 13 July 2016; Existing North-East Elevation Plan received 13 July 2016; Proposed North-East Elevation Plan received 19 October 2016; Proposed South-East Elevation Plan received 19 October 2016; Proposed Cross Section received 19 October 2016; Proposed South-West Elevation Plan received 19 October 2016; Proposed First Floor Plan received 19 October 2016; Proposed Ground Floor Plan received 19 October 2016; Proposed Site Plan received 29 September 2016; Plot Sub-Division Plan received 4 November 2016.

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

3. The mitigation measures recommended in Section 5 of the Preliminary Ecological Assessment and Emergence Survey for Bats by Johns Associates dated May 2016 shall be carried out in full accordance with the approved timetable detailed in the Ecological Assessment.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

4. No works shall commence on site above ground floor slab level (except for the demolition works and site preparation including the foundations) until details of all new or replacement rainwater goods (which should be of cast metal construction and finished in black) and their means of fixing to the building have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: The application contains insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the Conservation Area.

5. No works shall commence on site above ground floor slab level until details of all new external window and door joinery and/or metal framed glazing have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: The application contains insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the Conservation Area

6. No external stonework shall be constructed on site, until a sample panel of stonework, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

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

7. The dwellinghouse hereby permitted shall not be occupied until the access, turntable and parking spaces have been completed in accordance with the details shown on the approved plans. The access, turntable and parking areas shall be retained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

8. The dwellinghouse hereby permitted shall not be occupied until the existing vehicular access along the site frontage has been blocked up using reclaimed stonework from the on-site wall/garage demolition and the finished wall shall match the existing bedding of stone, coursing, type of pointing and mortar mix.

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

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the eastern rear elevation above ground floor ceiling level of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

10. The dwelling hereby approved shall achieve a level of energy performance at or equivalent to Level 4 of the Code for Sustainable Homes. Within 6 months of the dwelling being occupied evidence shall be submitted to and approved in writing by the local planning authority certifying that the stated level or its equivalent has been achieved.

REASON: To ensure that the objectives of sustainable development equal or equivalent to those set out within Wiltshire Core Strategy CP41 are achieved.

**INFORMATIVE TO APPLICANT:**

The applicant is advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website [www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy).