

<b>Date of Meeting</b>	19 <sup>th</sup> April 2018
<b>Application Number</b>	18/00127/FUL
<b>Site Address</b>	The Elms, Kingston Road, Shalbourne SN8 3QF
<b>Proposal</b>	The erection of one detached dwelling and detached garage
<b>Applicant</b>	Mr C Isaac
<b>Town/Parish Council</b>	SHALBOURNE
<b>Electoral Division</b>	BURBAGE AND THE BEDWYNS – Cllr Wheeler
<b>Grid Ref</b>	431288 162987
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Ruaridh O'Donoghue

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

This application is brought to committee at the request of Divisional Member, Cllr Wheeler. The key reasons for the call-in are the existence of an extant planning permission for a replacement dwelling on the site, the proximity to listed buildings and the potential overdevelopment of the site and impact on the conservation area.

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

To consider the detail of the application against the policies of the development plan and other material considerations; and the recommendation that the application be approved.

### **2. Report Summary**

The main issues to be considered are:

- Whether the dwelling is acceptable in principle;
- Whether the scheme constitutes high quality design;
- Whether the proposal would protect, conserve or enhance landscape character;
- Whether the proposal would preserve or enhance the character and appearance of the Shalbourne Conservation Area;
- Whether the proposal would preserve or enhance the setting of the adjacent designated and non-designated heritage assets;
- Whether the proposal would have a detrimental impact upon the reasonable living conditions of the adjoining residents;
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the new dwelling;
- Whether the proposal would have an acceptable impact on protected trees on the site; and,
- Whether the proposal would have a harmful ecological impact.

### 3. Site Description

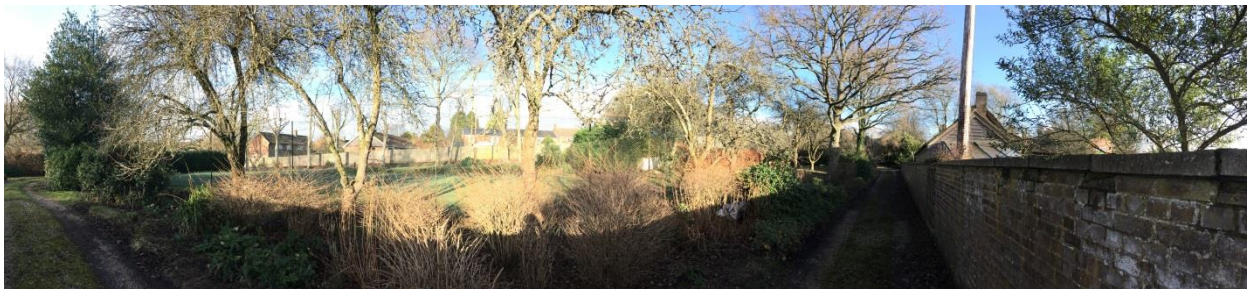
The application site consists of the tennis court, front orchard and site access to The Elms. It lies within Shalbourne Conservation Area and the North Wessex Downs area of outstanding natural beauty (AONB). The site adjoins Bee Keepers, a grade II listed building, and The Old Chapel, which is identified as a significant unlisted building in the Shalbourne Conservation Area Statement 2003. It is therefore considered to be a non-designated heritage asset. The trees in the orchard are covered by a tree preservation order (TPO). The site is surrounded by residential properties on all four sides and currently benefits from a good degree of screening both within it and along its boundaries.

Below is a location map and photographs which show the context of the site.





**Entrance to the site on Kingston Road**



**View from the driveway north-eastwards towards the tennis court**



**View from the driveway northwards towards the tennis court**



**View from the orchard towards the Old Chapel**



**View of the north-eastern boundary of the site**



View from the rear of the site

#### 4. Relevant Planning History

15/02800/FUL	Demolition of existing dwelling and erection of replacement dwelling and detached cart shed, with associated parking, turning, and landscaping.	Withdrawn
15/07939/FUL	Demolition of existing dwelling, and the erection of a replacement dwelling and detached cart shed; with associated parking, turning, and landscaping. (resubmission of 15/02800/FUL)	Approved with conditions
17/04326/FUL	The erection of 3 dwellings: two number 4 bedroom detached houses with integral garages, and one number 4 bedroom house with a detached garage.	Refused (see below for reasons)

- 1 *The proposal is for three dwellings completely filling the site of the tennis court, with minimal gaps between the dwellings and with no gap between plot 1 and the site boundary. As such, the proposal is considered to be a gross overdevelopment of the site which would not be complimentary to the locality, which would not enhance local distinctiveness and which would not relate positively to the existing pattern of development. As such, the proposal is contrary to Core Policy 57 of the Wiltshire Core Strategy.*
- 2 *The proposed development would cause less than substantial harm to the character and appearance of Shalbourne Conservation Area. The proposal would also cause less than substantial harm to the setting of both the grade II listed Bee Keepers and The Old Chapel, a non-designated heritage asset. There are no public benefits arising from the proposal which outweigh this less than substantial harm and as such the proposal stands to be refused in accordance with paragraph 134 of the National Planning Policy Framework. The proposal is also contrary to Core Policy 58 of the Wiltshire Core Strategy, which requires development to protect, conserve and where possible enhance the historic environment.*
- 3 *The proximity of the dwelling at plot 1 to The Old Chapel would result in material harm to the level of amenity currently enjoyed by the occupant of The Old Chapel. As such the proposal is contrary to Core Policy 57 of the Wiltshire Core Strategy and to the core planning principle set out in paragraph 17 of the National Planning Policy Framework that planning should always seek to secure a good standard of amenity for existing occupants of land and buildings.*
- 4 *The proposal to provide a garage for plot 1 would involve the removal of 4 apple trees which form part of a Tree Preservation Order covering the site's orchard. Although these particular trees may have limited visual amenity, they are essential to the overall cohesiveness of an orchard which contributes to the character and appearance of Shalbourne Conservation Area. The loss of these trees would therefore be contrary to*

*Core Policy 57 of the Wiltshire Core Strategy, which requires development to make a positive contribution to the character of Wiltshire through the retention and enhancement of existing important landscaping in order to effectively integrate development into its setting.*

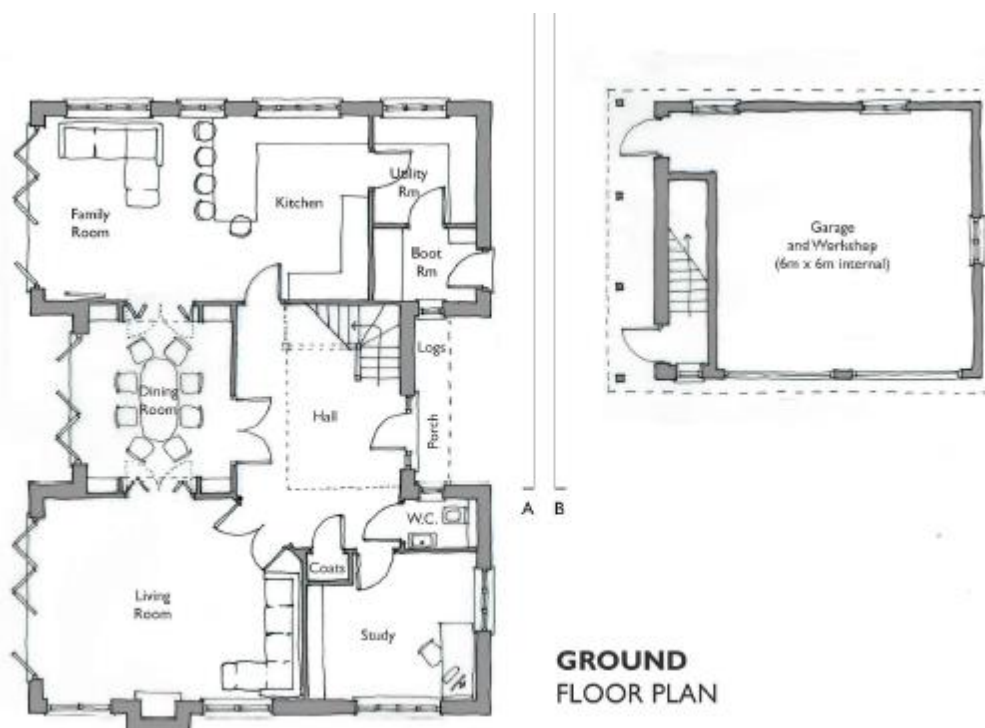
## 5. The Proposal

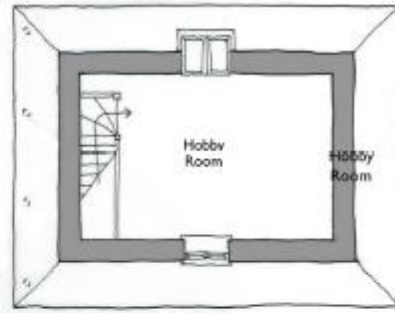
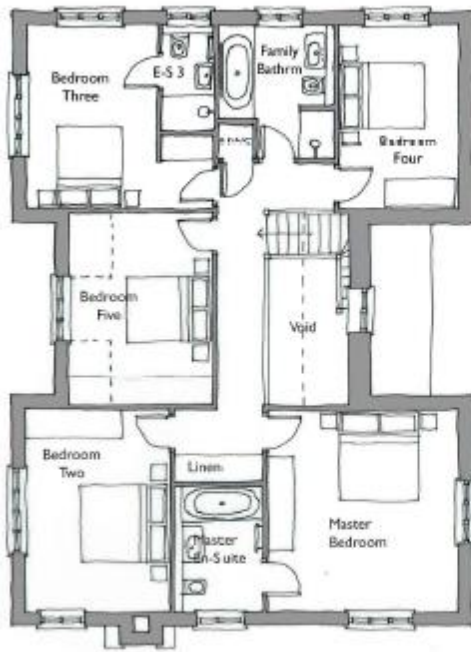
The application proposes the erection a 5-bed dwelling with detached garage. The dwelling would occupy a footprint of 140m<sup>2</sup> and would have a ridge height of 7.8m. It would be constructed of a palate of traditional materials, including facing brickwork and plain clay tiles, with bonnet hips and ridge tiles. The dwelling would be accessed off a private driveway that currently serves The Elms, which junctions with Kingston Road. This access drive would be widened at its entrance, which would involve the removal of a section of the front boundary hedge. A private parking area with sufficient turning space is proposed to enable vehicles to enter and exit in a forward gear.

It is also proposed to construct a detached double garage with hobby room above. This would have a footprint of 62m<sup>2</sup> and a ridge height of 6.8m. It would be constructed of the same materials as the proposed dwelling. The garage, coupled with the hardstanding to the front, would be of sufficient size to provide space for the parking of 3 vehicles.

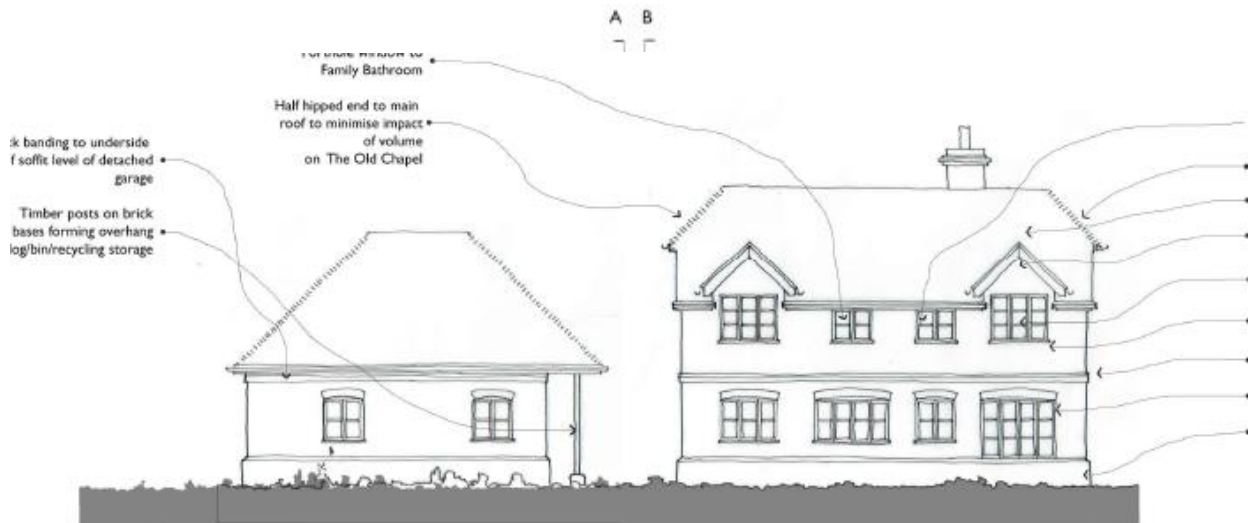
The proposal, as outlined above, is an amendment to the originally submitted scheme. The original scheme had a slightly larger footprint, with a higher number of dormer windows and the garage was link attached. The revisions were sought to address officers' concerns over the bulk of the dwelling, the proliferation of dormer windows and its sprawling appearance and footprint.

Below are the plans, elevations and block plan of the proposed dwelling.





**FIRST FLOOR PLAN**



**REAR ELEVATION NORTH-EAST**



**REAR ELEVATION  
NORTH-WEST**



**REAR ELEVATION  
SOUTH-WEST**



**FRONT ELEVATION  
SOUTH-EAST**



## 6. Planning Policy

### Wiltshire Core Strategy 2015 (WCS):

- CP 1 – Settlement Strategy
- CP 2 – Delivery Strategy
- CP 18 – Pewsey Community Area
- CP 50 – Geodiversity and Biodiversity
- CP 51 – Landscape
- CP 57 – Ensuring high quality design and place shaping
- CP 58 – Ensuring the conservation of the historic environment
- CP 61 – Transport and new development
- CP 64 – Demand Management

### National Planning Policy Framework 2012 (NPPF)

#### Supplementary Planning Guidance:

- Local Transport Plan 2011-2026 Car Parking Strategy (March 2011) – Minimum residential parking standards.
- Local Transport Plan 2011-2026 Cycling Strategy (March 2015) – Appendix 4
- Shalbourne Conservation Area Statement

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 (S16) and to the desirability of preserving the character and appearance of the conservation area (S72).

## 7. Consultations

### Highways Officer

No objection is raised subject to conditions requiring the surfacing of the first 5m of the access in a consolidated material; that the parking area and access be laid out prior to use; and that the garage remains as ancillary accommodation.

No further comments were made in respect of the revised plans.



Wiltshire Council Conservation Officer

No comments received.

Shalbourne Parish Council

Objects to the application on the following grounds:

- 1 Demand for houses in Shalbourne: There is currently no demand for houses in Shalbourne of the type described in this application. At the moment there are at least two houses in Ropewind that are on or will be on the market. If new building were required then there is a site within 50 metres of the proposed site which has had planning permission for many years but nobody has built on it. Redundant agricultural buildings around Shalbourne are also potential sites which would have less impact than the present proposal.
- 2 The “Combined Planning Support Report and Design and Access Statement” and the “Heritage Impact Document” (the “Impact Documents”) are fundamentally flawed. Leaving aside, for the moment, the inaccuracies of the maps as regards to the Chapel, these documents only look to the impact of the proposed building on the present scene. They ignore the fact that the “original” Elms has permission to be demolished and replaced with a large modern house. The impact of 2 modern houses is not the sum of the impact of each. The first document is obscure in dealing with this in para 2.3, implying that the original Elms will be retained. As the permission is still in existence this cannot be right.
- 3 The Plans submitted lack detail of finish etc. and make it impossible to assess the impact of the proposal. They also, as previously noted, misrepresent the position of the Chapel buildings.
- 4 For the reasons given in [2] and [3] above, we consider that this application is inadequate and that the applicant should be asked to resubmit it.
- 5 The Impact Documents make no reference to the Shalbourne Conservation Area Statement which says that spaces between buildings should be maintained. There are many buildings in Shalbourne with large gardens and the precedent of infill should be avoided
- 6 Para 5.11 of the first Impact Document states that the area has “already been subject to modern intrusion”. This is the first time I have seen a professional argue that two wrongs make a right.
- 7 The orientation of the proposed house is out of keeping with the surroundings where most houses are perpendicular to the road.
- 8 We would ask that the traffic experts look again at the impact of widening the gate and the entrance road. At this point the Kingston Road is at its narrowest and increasing vehicular traffic will increase risk.
- 9 The hardstanding area for rubbish bins will be unsightly and unnecessary. They could also lead to pollution. Most of us are quite capable of walking bins to the pavement for collection.
- 10 The Impact Documents blindly assert that the building will have a negligible impact on the area. Any site visit will disprove this. The building is within 50yds of the listed Beekeepers and almost abuts the interesting if unlisted Chapel. In addition the impact of the two houses (the proposal and the Elms) on the Conservation Area itself is significant. The Conservation Area around there may, as the Impact Documents say, have a variety of housing but the proposed house will add nothing to it but will detract from the character of the Area.
- 11 In summary, the negative impact of this building on the Conservation Area outweighs any potential advantage, particularly as no advantage has been identified.

No comments were received in respect of the revised plans.

**8. Publicity**

The application has been advertised by way of a site notice and consultations with the occupiers of neighbouring properties. As a result of this, two letters of objection have been received highlighting the following concerns:

- Construction traffic etc. will cause vibrations that will damage Bee Keepers Cottage
- House should be moved a few yards away to limit impact to Bee Keepers i.e. on the plot that already has planning permission
- Plans have been carelessly drawn
- Garage has been designed so it could be used separately
- Garage is too close to neighbouring dwelling
- Object to a row of smelly bins outside their property
- The proposed housing application is infilling, which would ruin the character of the village
- The development of a significant estate-style property in this neat and confined setting, would set a precedent for future and similar proposals within the village envelope
- Orientation of the property is out of character
- The principle of development on this site, whatever is proposed and involved, would have a significant impact on preserving the character of the immediate area, and wider setting of the village
- Agree with Conservation Officer's comments on previous scheme
- Inadequacy of the access track to serve The Elms
- The provision of a tarmac area for the storage (temporary or permanent) for household refuse collection purposes at the entrance to Kingston Road, would be detrimental to the local aesthetic appeal.
- Access by commercial traffic to the site associated with any construction, would be significantly disruptive to other road and pavement users
- The existing road network which services the village is narrow and restrictive to accommodate even a small increase of traffic, certainly any significant movements concerned with a development of this size.

## **9. Planning Considerations**

### Principle of Development

The site lies within the defined limits of development (LOD) for Shalbourne, which is classified in the Wiltshire Core Strategy as a "Large Village". Within the LODs of Large Villages, there is a presumption in favour of sustainable development. Hence, there is no "in principle" objection to the development of the site. However, the application must also be assessed against other key policies within the Wiltshire Core Strategy.

### Design

The previous application relating to the site (17/04326/FUL) was refused on design and conservation area impact grounds. Subsequent discussions were held with the case officer and it was considered that a well-designed single dwelling could be accommodated on the site.

The plot is quite sizeable and can easily accommodate 1 large dwelling without appearing 'over-developed'. The previous scheme for 3 dwellings was considered to constitute overdevelopment of the site and consequently, this formed a reason for refusal. The reduction in number of units is considered to have addressed this.

The same reason for refusal also stated that the scheme would not relate positively to the existing pattern of development. The reduction to just 1 dwelling now ensures that the density and depth of development are more in keeping with the surrounding area.

The orientation of the dwelling would be in keeping with the existing property at The Elms and the Old Chapel and would also allow for the existing access to be retained, along with the majority of

the existing planting. This will ensure that the dwelling relates more positively to the existing built form and the important landscape features of the site.

The dwelling would be constructed of traditional materials, with design detailing that is complimentary to the locality and similar to that of the neighbouring properties (notably, Bee Keepers). The ridge height has been kept to a minimum by incorporating as much of the first floor as possible within the roof space, thus reducing its visual impact. The scale of the proposed dwelling would be in keeping with the surrounding area where a range of property sizes exist, from smallish dwellings to much larger ones. This will ensure that the dwelling responds positively to the existing built form in terms of buildings heights, scale and elevational treatment. However, it would be prudent to request a sample of all external materials, including architectural details, joinery and rainwater goods as the success of the scheme in design terms relies heavily upon these detailed elements.

The proposed provision of a hardstanding area by Kingston Road for bin storage on collection days would not warrant a design based objection. It is to be suitably planted around with hedging in an attempt to hide the bins. In any event, the bins could be stored there without the need for planning permission.

Whilst the widening of the track would result in the loss of some hedging and a very small section of modern brick walling, it would not appear overly-engineered. The provision of such an access is not uncommon within the wider streetscene (notably opposite The Old Chapel) and as such, it a design-based objection alone could not be substantiated in the absence of any other harm. Furthermore, hard and soft landscaping details, secured via condition, would help to mitigate its impact.

On this basis, the scheme is considered to be in broad accordance with the requirements for high quality design stipulated under Core Policy 57 of the WCS.

#### Heritage Impacts

The site lies within Shalbourne Conservation Area. It also adjoins Bee Keepers, a grade II listed building, and The Old Chapel, which is identified as a significant unlisted building in the Shalbourne Conservation Area Statement 2003 and is therefore considered to be a non-designated heritage asset. It is therefore necessary for any development proposal on the site to preserve or enhance the character and appearance of the conservation area and to not harm the setting of the adjacent heritage assets.

It is also of note that at page 12 of the Shalbourne Conservation Area Statement it states that:

*“Economic and social changes are likely to continue to bring about pressure for development or redevelopment. To maintain the character of Shalbourne it will be important to ensure that building extensions are kept subservient to the principal building concerned, and that the form, scale and style of any new building is kept in context. It will also be important to ensure that spaces between buildings are retained”.*

The Conservation Officer stated in her comments on application reference 17/04326/FUL that:

*“Due to the nature of the large plot and the fact it is set well back from Kingston Road, there may be some scope for an additional dwelling on the site as defined in the application, however this would need to respect the scale and design of the buildings within its vicinity, in particular the chapel and vernacular ‘Beekeepers’ Cottage, and it would be important to retain a degree of separation from the chapel – something larger in this location risks becoming visually dominant and would jar with the character and appearance of this part of the conservation area.”*

These comments and a discussion with the case officer have resulted in the scheme for a single

dwelling on the site. The applicants have submitted a Heritage Impact Assessment alongside their application which concludes that, subject to the recommendations in the report, a single dwelling on the site could be accommodated without having a harmful impact upon the historic environment.

Officers are minded to be in broad agreement with the conclusions of this report and consider the design of the dwelling to have accurately taken into account the concerns of the conservation officer as stated above. Previous concerns regarding overdevelopment of the site, the estate-like, homogenous appearance of the dwellings, their proximity to the adjoining heritage assets and the loss of the orchard trees fronting the Kingston Road are not considered to be issues arising with a scheme for a single dwelling. The proposal would make use of traditional materials and its scale and design is reflective of the buildings within its vicinity and the wider conservation area. Adequate separation distance would be maintained between the proposed dwelling, the adjoining listed building (Bee Keepers) and the non-designated heritage asset (The Old Chapel) such that it would not impose upon their setting to a harmful extent. They should still read as the architecturally dominant buildings on this part of the Kingston Road. Coupled with the landscaping proposals that are to be conditioned fully and the retention of the roadside planting and orchard, it is submitted that the scheme would preserve the setting of the adjoining heritage assets (Bee Keepers, The Old Chapel and the Shalbourne Conservation Area).

Given the lack of historical association with the site and the separation distances between them, it is also considered that the scheme would not impact upon the setting or significance of any nearby heritage assets (notably, the Barn North of House (Shalbourne Manor Farm) and Shalbourne Manor Farmhouse).

Overall, the scheme is considered to preserve the setting of all heritage assets affected by the proposal in accordance with the requirements of Core Policy 58 of the WCS, the historic environment chapter (12) of the NPPF and sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990. Furthermore, it is noted that the Council's Conservation Officer has not commented on the scheme.

The Assistant County Archaeologist considered under the previous application (17/04326/FUL) that the proposed development site had the potential to contain archaeological remains. She therefore recommended that an archaeological watching brief be carried out during all below ground construction works to enable any archaeological remains revealed to be recorded. As there have been no changes on the site since this application was determined, a condition to reflect the above would still remain relevant and necessary. Should planning permission be granted, such a condition should be imposed.

#### Neighbour Amenity

The proposed dwelling would be 7.8m in height and situated a sufficient distance from the boundaries with neighbouring properties such that it would not cause loss of light to any of these properties or have an overbearing impact upon the residents of these dwellings. The same conclusions can be drawn in respect of the detached garage which would sit 1m lower than the proposed dwelling.

There are sufficient boundary treatments in place to ensure the outlook from ground floor windows would not affect the privacy of the occupiers of any adjoining dwelling.

Windows at first floor level would face out in all directions towards neighbouring properties and as such, the privacy of the occupiers of these dwellings needs to be preserved to the extent that their reasonable living conditions are not harmed.

In respect of windows in the front (south-east) elevation, they primarily face out towards the existing orchard that forms part of The Elms. Beyond this, lies the boundary of The Old Chapel at over 22 metres away. At this distance and with the intervening boundary vegetation, no significant

loss of privacy would occur. Angles are more oblique towards Bee Keepers cottage and at a distance of over 17m to the boundary with this property, privacy levels would not be compromised by these windows.

Windows in the side (south-west) elevation primarily face out onto the garden of The Elms and beyond that a field. However, at an angle, views are afforded towards the garden of Bee Keepers. That said, at over 14m to the very rear of the garden, there would be no undue harm to the occupiers' privacy from these windows.

Windows in the rear (north-west) elevation would face towards the existing property on the site, The Elms. However, a distance of over 23m would be maintained between the two, with proposed boundary wall and hedge planting in-between. At this distance, the privacy level of the occupiers of The Elms would not be harmed. At an angle, views would be afforded across to No. 1 The Close. However, with intervening vegetation and a distance of over 22m this would not be to the detriment of the occupiers' privacy levels.

Windows in the side (north-east) elevation would face towards the side elevation of No. 6 The Close, which is a single-storey dwelling. Two of these windows serve bathrooms and would therefore most likely be obscurely-glazed. The other windows serve bedrooms three and four. The distance from these windows to the boundary of No. 6 is 10.5m. This distance is just on the margins of what would be an acceptable distance to maintain to ensure no privacy levels are compromised. In reaching this conclusion, officers have also taken account of boundary treatments (2m high close-boarded fence and trees) with No. 6 and the occupiers' lack of objection to the scheme.

#### Landscape Impact / Impact to Trees

The site is fairly well contained within the LoD of Shalbourne. Further housing exists beyond the line of the application site notably, The Elms and No's 1-4 The Close. As a result, the proposal would be very much read in conjunction with the existing built form of the village and as such, will not have any significant impact upon landscape character – notably, the North Wessex Downs. Furthermore, the site is currently occupied by a tennis court and is fairly well screened. As such, it does read as an important green gap in the village from any wider views that would be appropriate / necessary to conserve. Additional landscaping will help soften this impact further and is deemed appropriate and necessary. Such details can be secured via a landscaping condition. The requirements of Core Policy 51 to protect and conserve landscape character without causing any harm are thus met.

The proposal ensures the retention of the existing orchard frontage to Kingston Road. The previous scheme saw the loss of 4 of these trees which are protected by a group TPO. This design ultimately resulted in reason for refusal 4 to 17/04326/FUL. The reduction in unit numbers ensures this reason for refusal is overcome as the trees no longer need to be removed. This also assists in improving the schemes visual impact on the general streetscene.

#### Highway Safety / Parking

Sufficient on-site parking space has been provided to meet the Council's parking standards. Whilst local concerns about highway safety aspects of the proposal are noted by officers, the Highway Officer raises no objection, subject to conditions requiring: (a) the first five metres of the access to be surfaced in a consolidated material; (b) the provision of the access, turning area, passing places, bin storage areas and parking spaces prior to first use; and (c) that the garage remains in use as ancillary accommodation to the main dwelling.

With the above conditions in place, officers consider that a safe and suitable means of access can be attained for the development in line with the requirements set out in Core Policy 61 of the

WCS and paragraph 32 of the NPPF. Parking requirements set out in Core Policy 64 of the WCS have also been secured.

#### Ecological Impact

The previous application included a recommendation from the Council's Ecologist that work be carried out in strict accordance with the submitted ecological assessment. Whilst no formal comments have been received in respect of this application from the Council's Ecologist, an ecology report has been submitted and since there have been no changes on the site since the original application was determined, a condition to reflect the above would still remain relevant and necessary. Should planning permission be granted, such a condition should be imposed.

#### Planning Obligations

The applicants have confirmed that they have no intention of implementing planning permission 15/07939/FUL, and they have made no attempt to discharge any of the conditions for this application. However, it is still an extant planning permission which could be implemented as the footprint of the buildings on both schemes does not overlap. Officers consider that it would not be acceptable for both permissions to be implemented as two large dwellings on the site would have undesirable cumulative impacts. As such, it is necessary to ensure that any permission granted is done so with the necessary controls in place to ensure this does not happen. A suitably worded legal agreement to state that if this planning permission is implemented no development granted under the previous planning permissions should be implemented is considered necessary. This would overcome any concerns about cumulative impacts.

#### Other Issues

One of the neighbours has stated that constructions works would likely cause vibration / damage to their listed property. This is a private matter and consequently, a refusal reason could not be substantiated.

The parish council has stated that there is no demand for such a property within Shalbourne. When a site is considered to represent sustainable development, lack of demand is not deemed to be a justifiable reason for refusal.

Concerns have been raised over inaccuracies in the plans – notably, the position of The Old Chapel. The applicants have confirmed that the site was accurately surveyed and officers are satisfied that this is the case having visited the site.

### **10. Planning Balance / Conclusion**

The proposal is considered to comply with the development plan as a whole. It is in a location where new housing is acceptable in principle, subject to conformity with the other relevant policies of the development plan. No conflict has been identified with these other policies, namely, Core Policies 51, 57, 58, 61 and 64 of the WCS.

Officers submit that there are no material considerations that would indicate the scheme should be determined other than in accordance with the development plan. Accordingly, it is recommended that the application be approved, subject to the conditions outlined in this report and a S106 legal agreement.

#### **RECOMMENDATION:**

That planning permission be granted subject to a legal agreement and 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 INFORMATIVE TO APPLICANT:

This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated [TBC].

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

- Application Form
- Drg No. DP.100E - Site Plan, Roof Plan, Location Plan and Garage Elevations
- Drg No. DP.101E - House Floor Plans and Elevations

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

- 4 No development shall commence on site above ground floor slab level until the exact details and samples of the materials 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: In order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the conservation area and to ensure high quality design as per the requirements of Core Policy 57 of the Wiltshire Core Strategy.

- 5 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;

REASON: The application contained 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, to ensure a satisfactory

landscaped setting for the development and the protection of existing important landscape features.

- 6 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 dwelling or the completion of the development whichever is the sooner; 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. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

- 7 No part of the development hereby permitted shall be first brought into use 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: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

- 8 The development hereby permitted shall not be first brought into use until the first five metres of the access, measured from the edge of the carriageway, has been surfaced in a consolidated material (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 9 No development shall commence on site above ground floor slab level until details of all eaves, verges, windows (including head, sill and window reveal details), doors, chimneys and dormers 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: In the interests of visual amenity and the character and appearance of the conservation area and to ensure high quality design as per the requirements of Core Policy 57 of the Wiltshire Core Strategy.

- 10 No works in relation to new external windows and doors shall commence on site until joinery details 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: In the interests of preserving the character and appearance of the conservation area and to ensure high quality design as per the requirements of Core Policy 57 of the Wiltshire Core Strategy.

11 Rainwater goods shall be of cast metal construction and finished in black.

REASON: In the interests of preserving the character and appearance of the conservation area and to ensure high quality design as per the requirements of Core Policy 57 of the Wiltshire Core Strategy.

12 No development shall commence within the red line area until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: The application contained 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, to enable the recording of any matters of archaeological interest.

13 All works shall be carried out in strict accordance with the Arboricultural Report by Certhia Consulting Ltd dated December 2017.

REASON:

To safeguard against the loss or damage of retained / protected trees on the site.

14 The development will be carried out in strict accordance with the recommendations given at Section 5 of the Biodiversity Survey/Assessment report by Lowans Ecology & Associates, Version 2, updated 18th December 2017.

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