

Date of Meeting	30 May 2019
Application Number	19/02848/FUL
Site Address	The Glebe Homington Road Coombe Bissett SP5 4LR
Proposal	,
Applicant	Mr N Weir
Town/Parish Council	COOMBE BISSETT
Electoral Division	Downton & Ebble Valley – Cllr R Clewer
Grid Ref	411136 126297
Type of application	Full Planning
Case Officer	Warren Simmonds

Reason for the application being considered by Committee:

The application has been called to Committee by Cllr Clewer due to concerns in respect of:

- Scale of development
- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Car parking
- Environmental or highway impact
- Foul water run-off and over use of the site in terms of occupation

1. Purpose of Report

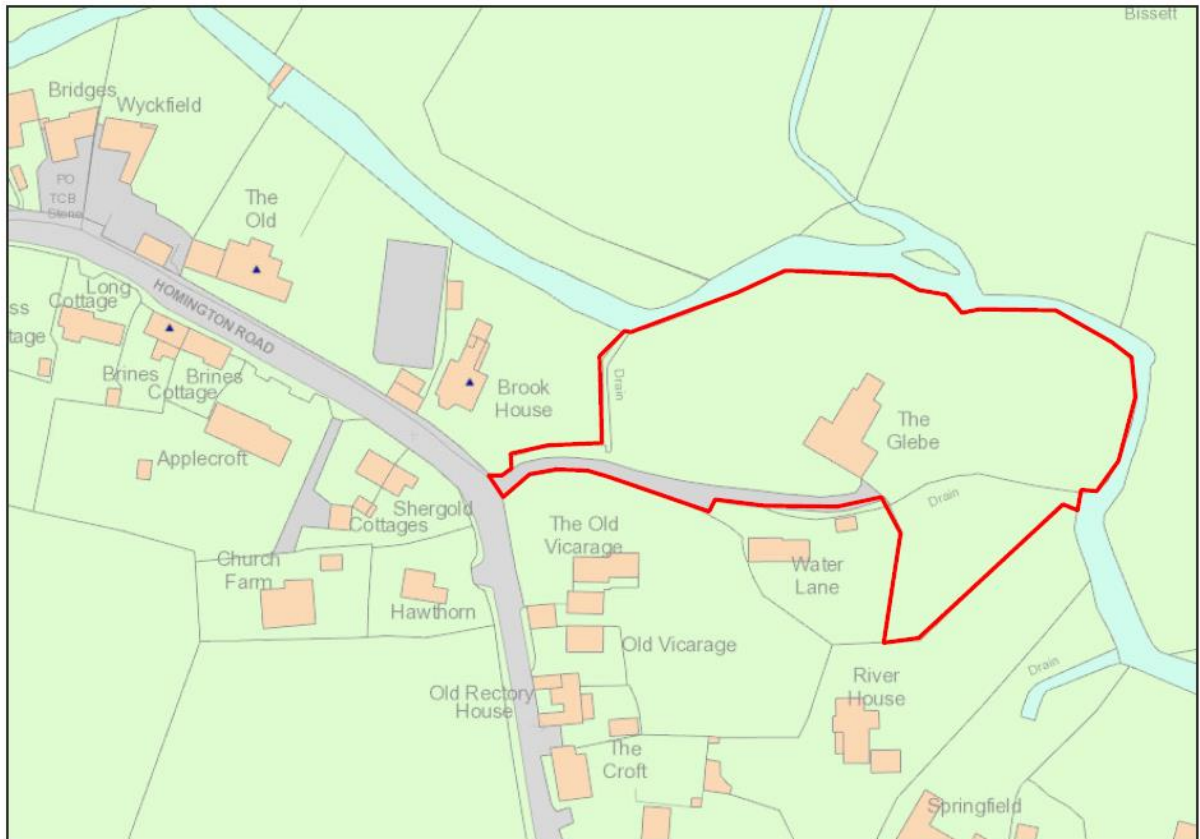
The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved, subject to the Conditions set out at the end of this report.

2. Report Summary

The application proposes the conversion of a large detached dwelling located in the village of Coombe Bissett to six flats and includes the conversion of the existing large triple garage to serve the flats as a bin and bike store. There are limited external alterations to the existing building(s) proposed. The application site is considered to be sustainably located immediately adjacent to a Large Village with a range of services and facilities. The application is recommended by officers for approval, subject to the Conditions set out at the conclusion of the report.

3. Site Description

The application site comprises of the dwellinghouse and residential curtilage of 'The Glebe', located in the established residential area (Large Village) of Coombe Bissett, Salisbury. The River Ebble bounds the plot to the north and east, and the residential dwelling of Water Lane Cottage to the south. To the west and further south, the site is bounded by residential dwellings.



Access to the site is via an existing driveway off Homington Road. The application site is located within the designated Conservation Area of Coombe Bissett, and forms part of the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty (AONB).

Brook House (located to the east of the site) is a GII listed building. There are no public rights of way through or directly adjoining the application site. Areas of the site (but not the buildings) are within Environment Agency flood zones 2 and 3.

4. Planning History

- | | |
|--------------|---|
| 15/07201/FUL | Demolition of existing dwelling and erection of a detached 5 bed dwelling and detached garage, hard and soft landscaping and associated works.
Approved with Conditions 25.09.15 |
| 16/09435/VAR | Variation of condition 17 of approved application 15/07201/FUL (Demolition of existing dwelling and erection of a detached 5 bed dwelling and detached garage, hard and soft landscaping and associated work) for the inclusion of a swimming pool
Approved with Conditions 02.12.16 |

5. The Proposal

The application seeks to subdivide the substantially completed (but not yet occupied) three storey dwellinghouse into six 2 and 3 bedroom flats. The existing triple garage is proposed to be converted to provide an associated bin and bike store. There are limited elevational changes to the proposal; the minor changes comprise of the insertion of four new rooflights (within the main front SW facing roof slope), a new door at the ground floor (rear) and a roof terrace/balcony to serve unit 4 on the first floor (rear NW side of the building). No further alterations to the existing built form are proposed.

The proposed flats will be located across all three floors of the existing dwelling.

As existing, the property encompasses a large kitchen, study, sitting room, boot room and utility room at ground floor. The first floor includes a large master bedroom with associated ensuite and dressing room, along with two other bedrooms with associated bathrooms. The third floor comprises of a further two bedrooms, bathroom and dressing room.

As proposed, the ground floor will comprise of a 1 x 3 bedroom flat, and a 1 x 2 bedroom unit. The central hallway and staircase have been altered to allow for the provision of a new lift to the remaining floors. A further two units are proposed at first floor, similarly, comprising of 1 x 3 bedroom unit and 1 x 2 bedroom unit. The second-floor plan seeks to provide 2 x 2 bedroom units.

6. Local Planning Policy

Adopted Wiltshire Core Strategy (WCS) Core Policies CP1, CP2, CP3, CP23, CP48, CP50, CP51, CP57 & CP61
NPPF & NPPG

Coombe Bissett Neighbourhood Plan (n.b. the NP is at an early stage of preparation and carries little material weight in planning policy terms)

7. Summary of consultation responses

WC Highways – No Highway objection

Archaeology – No objections

Public Protection – Comment re non-mains sewage systems

Tree officer – Response not yet received

Ecology – Comments re mitigation (see report below)

Environment Agency – No comment

Conservation officer – Comments provided (see report below)

Drainage – Holding objection on grounds of lack of information

Coombe Bissett parish council – Object on grounds of overuse of the site, overdevelopment, lack of foul water and drainage information, flood risk, potential river contamination, overlooking and loss of amenity, unsuitable access, potential for loss of trees and consequent adverse impact on the surrounding conservation area, concerns in respect of further future development by the conversion of the triple garage.

8. Publicity

The application was publicised by site notice and neighbour notification letters.

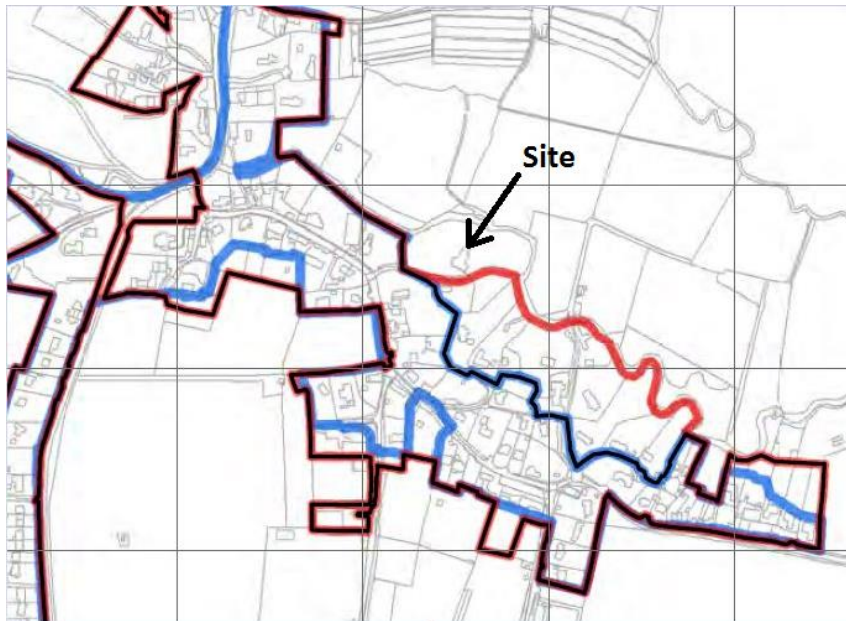
Seventeen representations were received from third parties. Each was objecting to the proposed development, grounds for objecting included overdevelopment, highway safety, flooding, drainage concerns, overlooking, impact on trees, impact on the conservation area, waste and recycle bin collection concerns, impact on wildlife, noise

and light pollution, environmental impact, impact on the AONB, outside of settlement boundary and pedestrian safety concerns.

9. Planning Considerations

9.1 Principle of the proposed development

The application site is located within the village of Coombe Bissett but is outside (but adjoining) the defined settlement boundary:



Application site indicated with arrow. The black line describes the designated settlement boundary

Whilst the site is outside of the settlement boundary (and therefore considered to be 'countryside' for the purposes of the adopted WCS), the site is located adjacent to and centrally to the settlement of Coombe Bissett – being defined as a Large Village within the WCS (CP23 refers) and having a range of local services and facilities, including a shop and post office, a primary school, a public house and a church. Therefore whilst outside of the defined settlement boundary, the application site is considered by officers to be located in a generally sustainable location.

Notwithstanding the above, WCS Core Policy 48 is also relevant to the application as it deals with the conversion and reuse of buildings in the countryside, whereby:

CP48 - Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where they satisfy the following criteria:

- i. The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.*
- ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.*
- iii. The building can be served by adequate access and infrastructure.*
- iv. The site has reasonable access to local services.*

v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding.

Where there is clear evidence that the above uses are not practical propositions, residential development may be appropriate where it meets the above criteria. In isolated locations, the re-use of redundant or disused buildings for residential purposes may be permitted where justified by special circumstances, in line with national policy.

As the site/building already has an authorised residential use in planning terms, officers consider the criteria of CP48 can be met and the proposed subdivision of the house into flats can be considered acceptable in principle.

Applicant's fall-back position of house in multiple occupation (HMO)

It is a material planning consideration that the Town and Country Planning (Use Classes) Order 1987 (as amended) Class C3 (dwellinghouses) enables a change without planning permission to Class C4 (small houses in multiple occupation) (HMO). An HMO (Use Class C4) is a house shared/occupied by between three and six unrelated individuals as their only or main residence, who share basic amenities such as a kitchen or bathroom, without a need to apply for express planning permission to authorise the change of use. As a fall-back position, the applicant could configure the existing house to become an HMO for up to six individuals without the need for planning permission.

9.2 Amenity considerations

The applicant has submitted revised floorplans which it is considered address concerns in respect of overlooking from the first floor East facing bedroom window – this window is now to serve a kitchen and is to be fitted with obscure glazing.

In other respects, by reason of the large plot size, and the distance, orientation and general relationship of the buildings in relation to the closest neighbouring properties, it is considered the proposed development would not result in the undue overlooking or overshadowing of neighbours.

Concerns have been raised in third party representations (and in the parish council's consultation response) that the increase in the intensity of the occupation of the site would lead to undue impacts on amenity. However the application site is large and includes a generous amount of outdoor space. Officers conclude there is no reason in this case to conclude the occupation of the building as six flats would be likely to result in undue amenity impacts within the surrounding area.

The Council's Public Protection officer (EHO) has not raised any amenity concerns.

9.3 Highways considerations

The Highways officer has assessed the proposal and raises no Highway objection, providing the following comments:

“Whilst I note the concerns expressed in the representation letters, including the apparent discrepancy regarding the width of the site access at its junction with Homington Road, it is considered that the development proposed will not have any significant impact on highway safety and on the basis of the information submitted, I recommend that no highway objection be raised to this application.”

Notwithstanding concerns raised in third party representations and by the parish council, and taking into consideration the Highways officer’s consultation response as set out above, officers must conclude the proposed development is acceptable in Highway safety terms and would provide a suitable form of access and internal parking/turning provision for the proposed development.

9.4 Ecology

The Council’s Ecologist has recommended the previously agreed (as per 16/09435/VAR) protected species mitigation measures are incorporated into the development.

9.5 Flooding and drainage considerations

The application site is partly within Environment Agency flood zones 2 and 3, however the house, garage and access driveway are in flood zone 1 (see images below):



Above left: EA flood zones 2 & 3 indicated in blue block. Above right: Google aerial image showing the new house and garage in situ

Surface water drainage

In terms of surface water drainage, the previous application for the house and garage included a Condition for the agreement of details of an appropriate surface water drainage methodology, which were duly submitted (with a surface water drainage plan supported by calculations). The details were agreed by the LPA and the Condition was subsequently discharged. The applicant confirms that the drainage system was installed as per the agreed details and the current application does not seek to change these. As there are no enlargements or additional physical buildings or significant changes in hard surfaced areas being proposed, it is considered in principle the site/proposed development can be adequately drained in respect of surface water, subject to the agreement of further details specific to the current application by Condition.

Foul water drainage

The proposed methodology for foul water disposal shows discharge to a package treatment plant, as there is no mains connection available in this area. This plant has not yet been installed (as the house has not yet been occupied), so it is considered reasonable to impose a condition to agree details of a suitably designed package treatment plant which requires sizing and calculations of the foul drainage system to be submitted to the LPA for approval.

Officers note there has been no objection from the Environment Agency (who have provided a consultation response of 'No comment'). When further asked whether the EA had any recommendations for Condition(s) or Informative(s) in respect of foul water drainage the EA stated the development was a Minor development and did not fall within the parameters within which they would be prepared to comment.

9.6 Trees

The Tree officer has been consulted but has yet to provide comments. It is anticipated his comments will be available prior to the Committee meeting.

9.7 Impact on the designated Conservation area and heritage assets

Whilst the application site is within the designated Conservation area of the village, the site is set back from the street scene, accessed via a winding private driveway and in a very generous plot with a significant number of mature trees and consequently well screened in public views. In considering the application, the Conservation officer has provided the following comments:

"There appear to be limited changes to the existing buildings on the site (more rooflights). The issue is whether the increased traffic movements to the site (at a bend in the road) and the increased hard-standing within the site, would have an adverse impact on the conservation area. I would be interested to know if the increased number of units required a re-configuration of the entrance way and also required a greater degree of lighting on the site – these two things would certainly have an adverse impact.

*I think it could be argued that a combination of factors: bins storage, vehicular parking, car movements – could arguably have an impact on the **character** of the conservation area but it would be very difficult to quantify and would probably be at the lower end of the 'less than substantial' scale in the NPPF."*

As there is no proposed re-configuration of the existing access junction with Homington Road, and no additional external lighting proposed, it is considered the proposal would not have a detrimental impact on the existing character of the designated Conservation area or upon nearby heritage assets.

10. S106 contributions

None relevant to this application

11. Conclusion

The proposal to sub-divide the dwellinghouse into six flats is considered acceptable in principle and would not result in undue impacts in respect of amenity, Highway safety, flood risk or other environmental or heritage impacts. As such, the proposed development is considered accordant with the relevant local plan and national planning policy guidance.

RECOMMENDATION

That the application be approved, 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:

Drawing number 1124/03 Revision A dated December 2018, as deposited with the local planning authority on 02.05.19, and

Drawing number 1124/05 dated December 2018, as deposited with the local planning authority on 20.03.19, and

Drawing number 1124/04 dated December 2018, as deposited with the local planning authority on 20.03.19, and

Drawing number 1124/05 dated December 2018, as deposited with the local planning authority on 20.03.19.

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

3. Before the development hereby permitted is first occupied the first floor casement window(s) in the south facing side elevation (serving a kitchen) shall be glazed with obscure glass only [to an obscurity level of no less than level 3] and the window(s) shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

4. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365 at the location of any proposed soakaways, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

5. No development shall commence on site until a scheme for the discharge of foul water from the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

6. No part of the development hereby permitted shall be brought into use/occupied until the access, turning area and parking spaces have been completed in

7. The mitigation measures as detailed within section 5 of the approved Ecological Assessment (Davidson-Watts Ecology Ltd dated 26th May 2015) shall be carried out in full prior to the first bringing into use / occupation of the development.

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

8. Permanent bat roosts and access points, including any amendments approved under a relevant European Protected Species Licence from Natural England, shall be provided in a suitable condition for use by bats for the lifetime of the development in accordance with Ecology Survey (Davidson Watts Ecology May 2015). These roosts and access points will be available for bat use before first occupation of the development.

REASON: To compensate for the loss of bat roosts and to safeguard European protected species.

9. Only passive infrared sensor lights shall be used to provide external illumination of the new development. Otherwise no external lighting shall be installed as part of the development unless otherwise agreed in writing with the local planning authority.

REASON: To maintain flight routes from bat roosts as dark corridors for bats.

10. The garage development hereby permitted shall not be used or occupied at any time other than for purposes ancillary to the residential use of the main associated flats for bin storage and as a cycle store.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.