

REPORT TO THE SOUTHERN AREA PLANNING COMMITTEE

Date of Meeting	26 January 2012		
Application Number	S/2011/1782 Full		
Site Address	Boot Inn, High Street, Tisbury, Salisbury. SP3 6PS		
Proposal	Erection of 1 x 4 bed dwelling and creation of new access		
Applicant/ Agent	Mr and Mrs R Turner		
City/Town/Parish Council	Tisbury Parish Council		
Electoral Division	Tisbury	Unitary Member	Cllr Tony Deane
Grid Reference	394447 129614		
Type of Application	FULL		
Conservation Area:	NA	LB Grade:	NA
Case Officer:	Case Officer Mr Ben Hatt	Contact Number:	01722 434580

Reason for the application being considered by Committee

Councillor Deane called the application in to committee on the grounds of the scale of development, relationship to adjoining properties, environmental /highway impact, and car parking.

1. Purpose of report

To consider the above application and the recommendation of the Area Development Manager that planning permission be **GRANTED** subject to conditions.

2. Report summary

The main issues to consider are :

Principle of development
Impact on amenities
Scale and design, impact on Conservation Area and Listed Building
Highways

The application has generated an objection from Tisbury Parish Council

Neighbourhood Responses

2 letters received objecting to the proposal.
0 letters of support received.
0 letter of observation has been received.

3. Site Description

Boot Inn is a grade 2 listed public House located within the rural settlement of Tisbury. It is within a Conservation Area, and an Area of Outstanding Natural Beauty.

4. Relevant Planning History

Application Number	Proposal	Decision
10/0214	Proposed dwelling with parking, new access, and new car park for public house	WD
11/0132	Proposed dwelling with parking, new access and new car park for public house	REF

5. Proposal

Permission is sought for erection of a detached 4 bed dwelling at land to the rear of the Boot Inn and includes a new access to the proposed dwelling.

6. Planning Policy

G2- General Criteria for development
D2 – Good Design
H16 – Housing Policy Boundary
CN5 – Listed Building
CN8 – Conservation Areas
CN21 - Archaeology
C4 – Landscape Conservation
R2 – Recreation
PPS5 – Planning for the historic environment

7. Consultations

Parish Council – Support

Conservation – No Objection

Arboricultural Officer – No Objection

Wiltshire Fire & Rescue – No Objection

Highways – No Objection

Environment Agency – No Objection

Archaeology – No Objection as a field evaluation undertaken

8. Publicity

The application was advertised by site notice/press notice /neighbour notification
Expiry date 3/3/11

2 letters of objection on the grounds of impact on amenities, and design.

9. Planning Considerations

9.1 Principle of development and previous refusal

The proposed dwelling is to be located to the rear of the Boot Inn in an area of land currently used as a stables and paddock area. The site itself is surrounded by residential properties to the north, east and south with the boot inn to the west of the site. 'Hendre House' which is immediately adjacent to the site to the north is set at a higher level than the proposal with 'Gaston House' to the east and 'Malthouse Cottage' to the south set at a similar level as the application site.

A previous application (S/2011/0132) was refused for the following reasons:

1. The proposed dwelling with new access and parking for the public house would be sited on an open area of land which forms the setting of the adjacent Grade II listed building, within the Conservation Area. As the proposal would be of a substantial size, the proposal would result in the loss of the open character of the site, and as a result, which would fail to preserve or enhance the character of the heritage assets, contrary to the aims and objectives of policies G2, D2, H16, CN5, CN8 of the adopted Salisbury District Plan and the guidance in PPS5.
2. No evidence of an archaeological field evaluation being carried out has been submitted. Therefore in the absence of such an evaluation, the proposal would be likely to have an impact on hidden heritage assets, contrary to the aims and objectives of policy CN21 of the Salisbury District Local Plan, and the guidance within PPS5.
3. The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the adopted Salisbury District Local Plan because appropriate provision towards public recreational open space has not been made.

The current proposal seeks to overcome these reasons for refusal and shall be considered in the following sections of the report. Refusal reason 2 has been overcome as a field evaluation has been carried the result of which has resulted in no objections from the County archaeologist. Refusal reason 3 has also been addressed as the applicant has entered into a legal agreement. The remaining reason for refusal (1) will be addressed in the following sections.

9.2 Impact on amenities

The site itself is set at a lower level than the surrounding adjoining properties which will reduce the impact the proposed dwelling will have. There are 2 dormer windows at first floor level one of which will face towards the south of the site and towards the rear garden of 'Malthouse Cottage' the other will face the east of the site and towards the rear garden area of 'Gaston House'. However, it is considered that due to the distance to the respective properties and the lower site level that these dormers are acceptable. In addition to the dormers there is one window to the eastern elevation at first floor serving a bedroom which will face 'Gaston House', and one window to the Western elevation which will face the onto the car park of the 'Boot Inn'. Again it is considered that the proposed windows due to their location and distance from the adjoining property are acceptable.

The proposal includes the demolition of a section of wall in order to provide access to the proposed dwelling. Whilst no highways objection has been raised the proposed access will result in an increased traffic flow directly adjacent to the neighbouring property. Whilst this increase in traffic flow will have an impact on the amenities of the property it is not considered to be to a detrimental degree due to the limited traffic flow associated with a single dwelling of this size. The proposed access will be set at a lower ground level than the adjoining neighbouring property which will reduce any vehicular or pedestrian noise and will also ensure no overlooking occurs as a result of the proposal.

9.3 Scale and design, impact on Conservation Area and Listed Building

The site forms a green open space, with quite a rural character and also forms the centre of a block of land which is surrounded by housing on all sides. A previous response from the Conservation Officer raises concerns that housing already exists within this block at Gaston House and Cottage and that further encroachment would have a stifling effect upon the openness of the site, and would thereby have an adverse impact on the character of the Conservation Area and the setting of the listed buildings on the western side. These concerns have been overcome within this submitted scheme which moves the dwelling away from the centre of the site towards the northern boundary of the site leaving a large open area to the south of the proposed property and sites the proposed dwelling closer to existing properties adjoining the north of the site. The proposal has also been supported with a Heritage appraisal which supports the altered location in relation to the Listed Boot Inn and Conservation Area. The proposed dwelling has been re located away from the Listed Building and orientated in a way which reduces the impact to an acceptable degree. It has been recommended that a condition removing permitted development rights on the proposed dwelling to ensure that any future development is controlled to ensure the Listed Building is not impacted upon to a detrimental degree. Given the location and the importance of the adjoining listed building it is considered to be acceptable and is attached as a condition.

The proposed dwelling is of a simple design and is of 2 storeys in height. The proposal is of a scale and design that is considered to be appropriate due to the proximity to the Listed Building. The previously refused scheme was of a reduced height approximately 7.4m and had a length of 15m. The ridge height of the

proposal is approximately 7.7m at its highest point and is approximately 12.4m in length with a depth at its greatest of 11.4 which is of a modestly reduced scale to the previously refused application. Furthermore the re orientation of the property ensures the proposal has a reduced impact on the surrounding area and Listed Building. The scale of the proposal is also similar to that of surrounding properties in the area which ensures that it does not overly dominate any neighbouring properties or the site within which it is to be located.

The conservation officer previously commented over the design of the proposal stating that the design appears to have taken little inspiration from its surroundings which will result in the proposal looking out of place within the setting of the Listed Building and Conservation Area. The current proposal has seen the property be moved away from the Listed Building and is of an altered design that is of a full two storeys and is of a design that is sympathetic to the surrounding area. The location of the proposed dwelling to the north of the site ensures that the openness of the site is retained and does not have an adverse impact on the Listed Building and the Conservation Area. In addition to this the materials proposed which are external walls to be Chilmark Stone with traditional timber casement and board doors and plain clay tiles which will ensure that the proposal will be sympathetic in appearance to the adjoining Listed Building and the surrounding Conservation Area.

The proposed dwelling is to be accessed to the north of the Boot Inn site and requires the demolition of a section of a Listed Wall. It is considered that the wall is of modest significance to the listed building and Conservation Area, being only short and set back from the road, and appears to be of early 20th Century origin. No objections have been raised by the Conservation Officer and as such it is considered to be acceptable.

9.4 Highways

It is accepted that the sight lines onto the High Street are substandard with vehicles currently reversing onto the highway from the public house which is not generally supported. It is considered that the additional dwelling is acceptable providing that the parking to the public house be arranged to reduce the need for vehicles to reverse onto the highway. Whilst the parking arrangements to the front of the public house have not been altered to reduce the need to reverse onto the highway the opening of the access to the rear of the pub enables cars to turn around reducing the number of vehicles reversing onto the highway. The additional parking located to the rear of the existing outbuilding to serve the Boot Inn has been removed and as such any issues regarding a significantly higher traffic flow including turning adjacent to adjoining properties has been removed.

10. Conclusion

The proposed 4 bed dwelling and creation of new access is considered to be acceptable in terms of principle, impact on amenities, scale and design for the reasons outlined above and as such is in accordance with the provisions of the Development Plan, and in particular Policies G2, D3, H16, CN5, CN8, CN21, C4, R2, of the adopted Salisbury District Local Plan as included in the saved policies listed in Appendix C, of the draft South Wiltshire Core Strategy

11. Recommendation

Planning Permission be: GRANTED for the following reason:

The proposed 4 bed dwelling and creation of new access is considered to be acceptable in terms of principle, impact on amenities, scale and design for the reasons outlined above and as such is in accordance with the provisions of the Development Plan, and in particular Policies G2, D3, H16, CN5, CN8, CN21, C4, R2, of the adopted Salisbury District Local Plan as included in the saved policies listed in Appendix C, of the draft South Wiltshire Core Strategy.

And 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. No development shall commence on site until a sample wall panel including pointing, 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.

POLICY- G2

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-H shall take place on the dwellinghouse(s) hereby permitted or within their curtilage.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

POLICY- G2

4. No development shall commence on site until details of the clay tiles to be used on the development 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 area.

POLICY- G2

5. No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans (Ref: 1554/23B). The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

POLICY: G2

6. This development shall be in accordance with the submitted drawing[s] 1554/24, 1554/23B, 1554/22A, 1554/21A, 1554/20A, Design & Access Statement, Historic Site Assessment, Archaeological Evaluation, Arboricultural Survey deposited with the Local Planning Authority on 15/11/11, unless otherwise agreed in writing by the Local Planning Authority.

REASON: For the avoidance of doubt.