

REPORT TO THE SOUTHERN AREA COMMITTEE

Date of Meeting:	15.11.2012		
Application Number:	S/2012/1217		
Site Address:	Land at Barn Orchard, High Road, Broadchalke, Salisbury SP5 5EH		
Proposal:	Erection of new dwelling and detached garage and alterations to access		
Applicant / Agent:	Mr Andrew Jarvis/Mr I.B.R. & Mrs J.H. Fowler		
Parish Council	Broadchalke		
Electoral Division	Fovant & Chalk Valley	Unitary Member	Cllr J Green
Grid Reference:	Eastings: 404007 Northings: 125599.3		
Type of Application:	Minor		
Conservation Area:	Yes		
Case Officer:	Mr W Simmonds	Contact Number: 01722 434553	

Reason for the application being considered by Committee

The application was called to Committee by Cllr Green in respect of issues of scale, design and in the public interest.

1. Purpose of report

To consider the above application and the recommendation of the Area Development Manager that planning permission be **Granted** subject to the applicant entering into a relevant legal agreement to make financial contributions in respect of affordable housing and recreational open space, and subject to conditions.

2. Report summary

The proposed development would provide a suitable form of infill development within the designated Housing Policy area and is considered compatible in terms of its siting, scale, design, materials and character. The proposed development would not adversely affect the amenity of neighbours, the existing character of the conservation area or the natural beauty of the surrounding AONB. The applicants

3. Site Description

The application site consists of a parcel of land at the rear (north western) end of the residential curtilage of the dwellinghouse known as 'Barn Orchard', High Road, Broadchalke. Access to the site is currently provided either from the main entrance/driveway to Barn Orchard, or via an existing five bar gate (rear garden access) from Tank Lane to the north west. Running alongside the western boundary of the site is a public footpath between High Road and Tank Lane. To the west of the footpath is the United Reformed Church.

The application site is within the H16 Housing Policy Boundary and the designated conservation area of Broadchalke, and forms part of the wider Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

4. Relevant Planning History

None relevant

5. Proposal

The application proposes the subdivision of the residential curtilage of Barn Orchard and the erection of a new detached dwellinghouse with detached garage and alterations to form an access to the new dwelling from Tank Lane.

6. Planning Policy

Local Plan policies G1, G2, D2, H16, CN8, C5, C12, R2 (constituting saved policies listed in Appendix C, of the adopted South Wiltshire Core Strategy) and policy CP3 (affordable housing) of the adopted SWCS

National Planning Policy Framework chapters 6, 7 & 12

7. Consultations

Broadchalke parish council – Object on grounds of (i) size of the proposed dwelling, and (ii) non-vernacular style of the proposed design of the building

Tree officer – Response not yet received

Conservation officer – Object on grounds of adverse impact on the existing character of the area, loss of a tree, and the scale, design and materials for the proposed dwelling.

Environment Agency – No objection, subject to Condition in respect of finished floor levels.

Environmental Health – No objection, subject to Conditions

Rights of way officer – No response received

WC Highways – No Highway objection, subject to Conditions

Wilts & Swindon History Centre – No objection

Water Authority – Standard response letter raising no objections

AONB office – No response received

Climate change team – No response received

Wilts Fire & Rescue Service – Standard advice letter re fire appliance/fire fighting access, water supplies for fire fighting and domestic sprinkler protection and request for developer contribution in respect of Wiltshire Fire & Rescue Service's infrastructure and delivery

8. Publicity

The application was advertised by site notice, press notice and neighbour notification letters.

Two third party representations have been received from the owners/occupiers of Tank Cottage and Garden Cottage, each of which are in support of the proposed development.

One third party representation was received, not objecting to the proposed development *per se*, but raising concerns in respect of the impact of construction traffic using Tank Lane.

9. Planning Considerations

- Principle of the proposed development
- Impact on the character and appearance of the area
- Impact on residential amenity
- Impact on Highway safety
- Financial contributions

9.1 Principle of development

The site is within the Housing Policy Boundary (HPB) where the principle of new residential development is acceptable, subject to the criteria as set out in Policy H16 of the Salisbury District Local Plan. Of particular importance is that the proposal should not constitute inappropriate backland development and should not result in the loss of an open space, which contributes to the character of the area.

Policy D2 states that proposals should respect or enhance the character or appearance of the area including the building line, scale of the area, heights and massing of adjoining buildings and the characteristic building plot widths.

Local plan policies C5 and CN8 require that proposals for development within conservation areas and within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB) preserve or enhance the existing character of the conservation area and are sympathetic with the landscape of the AONB in general and in respect of the particular locality.

The National Planning Policy Framework (NPPF) provides clear guidance in respect of the Government's objectives and commitment to promoting the efficient use of land, and the presumption in favour of sustainable development, however, this must be balanced against the need to protect and improve the established character and local distinctiveness of existing residential areas and development should not be allowed if it would be out of character or harmful to its locality.

Despite recent amendments to the Government's definition of 'previously developed land' (i.e. to exclude gardens), the proposed dwelling remains within the Housing Policy Boundary and therefore in this case development is considered acceptable in principle.

Therefore, given the siting of the proposed dwellings within the designated HPB, there is no policy objection in principle to proposed development. This does not make development automatically acceptable, however. Policy H16 still contains criteria that have to be assessed, as do the other planning policies set out above.

In summary, considering the proposal against local plan and national planning policy, a proposal for new residential development within the curtilage of Barn Orchard in the form of a new dwellinghouse and ancillary garage building is considered acceptable in principle, provided that it can demonstrated to be of an appropriate scale, design and a minimal impact upon the character of the area, residential amenity, highway safety and other considerations outlined below.

9.2 Impact on the character and appearance of the area

It is considered that the plot is sufficient in size to accommodate the proposed dwellinghouse and ancillary detached garage building without appearing unduly cramped. The footprint and curtilage surrounding the new dwelling will remain comparable to those of existing dwellings in Tank Lane.

The curtilage of Barn Orchard is considered to be of sufficient length and width to allow the subdivision of the garden without resulting in uncharacteristically narrow plot sizes for the existing and new dwellings when compared to the surrounding properties.

The proposed dwelling is sited within the north western end of the garden curtilage in an area that is well-screened in views within the immediate and wider surrounding area by reason of existing mature hedges along the north and western boundaries, and supplemented by a number of significant trees within the site and immediate surrounding area.

The application proposes the planting of a new screen hedge to internally define the subdivision of the garden curtilage, comprising of a mix of native species.

From High Road to the south of Barn Orchard, views towards the site of the proposed dwellinghouse are significantly screened by sizeable mature boundary features along the roadside and by the existing two storey house (Barn Orchard) and its ancillary detached garden annexe.

The dwellings in the surrounding area consist of a mixture of styles, sizes and ages, including bungalows, cottages, terraced rows, semi-detached houses and larger detached dwellings. The proposed dwellinghouse is of a generally low-rise, individual style and design and features single storey and two storey elements under low mono-pitched roofs and comprises of a mix of external facing materials including brickwork, render and timber weatherboarding under pan tiled roofs with solar panels on a single storey roof element. The proposed detached two-bay garage building is of single storey construction, horizontal timber boarded external elevations under a mono-pitched roof.

By reason of the existing variety of styles of dwellinghouses in the surrounding area, and by reason of the relatively well-screened, nature of the application site, it is considered the scale, design and materials of the proposed development would not be unacceptable or out of keeping with the character of the surrounding area.

Notwithstanding the concerns of the conservation area, parish council and third parties, it is considered the proposal would respect and enhance the character and appearance of the area in terms of the scale of the area, heights and massing of adjoining buildings. The architectural characteristics and the type and colour of materials proposed would not be inappropriate or unduly out of keeping in relation to those of adjoining buildings and it is considered the existing character of the area would not be unduly affected by the proposals. It is therefore considered the proposed new dwellinghouse and detached garage would not have an adverse impact on the existing character of the conservation area or the wider landscape of the surrounding AONB.

9.3 Amenities of adjoining and nearby properties

The closest neighbouring properties to the application site are Barn Orchard to the south, Tank Cottage to the north east, and Garden Cottage to the north west. A footpath runs along to western boundary of the application site between High Road and Tank Lane. To the west is the United Reformed Church. Two third party representations have been received from the owners/occupiers of Tank Cottage and Garden Cottage, each of which are in support of the proposed development.

The proposed dwelling is sited within the north western end of the garden curtilage in an area that is well-screened in views within the immediate and wider surrounding area by reason of existing mature hedges along the north and western boundaries, and supplemented by a number of significant trees within the site and immediate surrounding area.

By reason of the distance, orientation, level of existing natural screening and the general relationship between the application site and the closest neighbouring dwellings, it is considered proposed development would not unduly disturb, interfere, conflict with or overlook adjoining dwellings or uses to the detriment of existing occupiers.

9.4 Highways and access considerations

The proposal would alter and utilise the existing gated rear access to the application site from Tank Lane. The proposed access would provide a slightly widened, gated access set back from the junction with Tank Lane with a consolidated ground surface with surface water drainage interception/provision.

The council's Highways officer has assessed the proposal and raises no objection, subject to Conditions in respect of the consolidated access (not loose stone or gravel) and surface water drainage.

9.5 Contributions in respect of affordable housing provision and recreational open space

The land owner has agreed to undertake a legal agreement with the Council to make the appropriate financial contributions in respect of affordable housing (SWCS Core Policy 3) and recreational open space (saved policy R2).

10. Conclusion

The proposed development would provide a suitable form of infill development within the designated Housing Policy area and is considered compatible in terms of its siting, scale, design, materials and character. The proposed development would not adversely affect the amenity of neighbours, the existing character of the conservation area or the natural beauty of the surrounding AONB.

11. Recommendation Planning Permission be GRANTED

Subject to the applicant entering into a relevant legal agreement to make financial contributions in respect of affordable housing and recreational open space, **for the following reason:**

The proposed development accords with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), D2 (Design), CN8 (Conservation areas) & C5 (Landscape Conservation) of the saved policies of the adopted Salisbury District Local Plan (constituting saved policies listed in Appendix C, of the adopted South Wiltshire Core Strategy), and the aims and objectives of the National Planning Policy Framework, including chapters 6 (Delivering a wide choice of high quality homes), 7 (Requiring good design) & 12 (Conserving and enhancing the historic environment), insofar as the proposed development is considered acceptable in principle and compatible in terms of its siting, scale, design, materials and character, and would not adversely affect the amenity of neighbours, the existing character of the conservation area or the natural beauty of the surrounding AONB.

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. This development shall be in accordance with the submitted drawing[s] as follows:

Drawing number 232/07 dated 08/12 and deposited with the Local Planning Authority on 13.08.12, and
Drawing number 232/04/A dated 07/12 and deposited with the Local Planning Authority on 13.08.12, and
Drawing number 232/03/D dated 04/12 and deposited with the Local Planning Authority on 13.08.12, and
Drawing number 232/02/C dated 04/12 and deposited with the Local Planning Authority on 13.08.12, and
Drawing number 232/08 dated 08/12 and deposited with the Local Planning Authority on 28.08.12.

Reason: For the avoidance of doubt

3. No development shall commence on site until details of the external materials to be used on the walls and roofs of 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: D2, CN8, C5

4. The development hereby permitted shall not be first occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

POLICY: G2

5. 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 details, 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.

Policy: G2

6. No construction work shall take place on Sundays or public holidays or outside the hours of 7.30am to 6.00pm, weekdays and 8:00am to 1:00pm on Saturdays. This condition shall not apply to the internal fitting out of the buildings.

Reason: In the interests of the amenity of neighbours

Policy: G2

7. No burning of waste shall take place on the site during the construction phase of the development.

Reason: In the interests of the amenity of neighbours

Policy: G2

8. 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-E (inclusive) shall take place on the dwellinghouse hereby permitted or within the 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, D2, CN8, C5