

REPORT TO THE SOUTHERN AREA COMMITTEE

Date of Meeting:	7 th March 2013		
Application Number:	S/2012/1642/full		
Site Address:	Site to rear of Bell House, Berwick Lane, Steeple Langford, Salisbury, SP3 4NB		
Proposal:	Replacement of existing prefabricated lock-up garage with hobby garage/workshop and studio residential accommodation.		
Applicant / Agent:	Mr Willingham		
City/Town/Parish Council	Steeple Langford		
Electoral Division	Till and Wylve Valley	Unitary Member	Councillor Ian West
Grid Reference:	Easting: 403888	Northing: 137481	
Type of Application:	Minor		
Conservation Area:	NA	LB Grade: NA	
Case Officer:	Mrs Lucy Minting	Contact Number: 01722 434 377	

Reason for the application being considered by Committee

Councillor West has requested that the application be determined by Committee due to

- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Environmental/highway impact
- The amount of Local Public Interest in this application
- Two previous applications have been rejected on this site

1. Purpose of report

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

2. Report summary

The main issues in the consideration of this application are as follows:

1. Principle of development
2. The impact on the character and appearance of the area/conservation area/setting of listed building;
3. The impact on the living conditions of nearby properties;
4. Highway considerations – access/parking;
5. Recreational open space (policy R2) & Affordable Housing (Core policy 3) contributions
6. Protected Species

The application has generated comments from Steeple Langford parish council; and 6 letters of objection from the public.

3. Site Description

The site is located within the Housing Policy Boundary of Steeple Langford. The site is excluded from but bordered by the Conservation Area to the north, south and west, with open countryside/fields to the east currently set to pasture, although it is understood that the land has previously been used for allotments. The site is also located within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. Fern Cottage to the west of the site is Grade II listed. The site is at different levels with a lower level with bank to Berwick Lane with vehicular access, parking space and detached garage; a steep bank to the east of the garage rising to a higher raised level of land at the same level as the adjacent fields.

The garage is constructed of prefabricated concrete imitating brick and a corrugated cement fibre roof.

4. Relevant Planning History

Application Number	Proposal	Decision
S/2006/1034	Demolish garage, construct 2 storey dwelling and construction of retaining walls to bank	Refused 13/07/2006
	<p><i>Reasons for refusal:-</i></p> <p><i>(1) The site is within a sensitive location within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and adjacent to the Conservation Area of Steeple Langford, and Fern Cottage, a Grade II listed building. It is considered that the dwelling as proposed by reason of its design, bulk, materials and relationship to Berwick Lane is unsympathetic and inappropriate to the character and appearance of the area, and will result in an overdevelopment of the site with subsequent adverse impact to the setting of the adjacent listed building, character and appearance of the Conservation Area and landscape, contrary to policies G2, H16, D2, C4, C5, CN5 and CN11 of the Adopted Salisbury District Local Plan.</i></p> <p><i>(2) Berwick Lane by reason of its narrow width, together with its sub-standard junction with Salisbury Road where visibility is restricted, is inadequate and unsuitable to serve the proposed development contrary to policy G2 of the adopted Salisbury District Local Plan.</i></p> <p><i>(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 (June 2003) because appropriate provision towards public recreational open space has not been made.</i></p>	
S/2007/0051	Removal of garage and construction of 2 storey dwelling with adoption of existing access and associated works	Refused 06/03/2008
	<p><i>Reasons for refusal:-</i></p> <p><i>(1) The site is within a sensitive location within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and adjacent to the Conservation Area of Steeple Langford, and Fern Cottage, a</i></p>	

	<p><i>Grade II listed building. It is considered that the dwelling as proposed by reason of its elevated siting and proximity to Berwick Lane will have an overbearing impact to the rural appearance and character of the lane and will result in an overdevelopment of the site with subsequent adverse impact to the setting of the adjacent listed building, character and appearance of the Conservation Area and landscape, contrary to policies G2, H16, D2, C4, C5, CN5 and CN11 of the Adopted Salisbury District Local Plan and contrary to advice contained in PPG15 (Planning and the Historic Environment) and the Councils adopted Supplementary Planning Guidance "Creating Places".</i></p> <p><i>(2) Berwick Lane by reason of its narrow width, together with its sub-standard junction with Salisbury Road where visibility is restricted, is inadequate and unsuitable to serve the proposed development contrary to policy G2 of the adopted Salisbury District Local Plan.</i></p> <p><i>(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 (June 2003) because appropriate provision towards public recreational open space has not been made</i></p>	
S/2007/2584	Removal of garage and construction of dwelling with adoption of existing access and associated works	Refused 01/05/2008
	<p>Reasons for refusal:-</p> <p><i>(1) The site is within a sensitive location within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and adjacent to the Conservation Area of Steeple Langford, and Fern Cottage, a Grade II listed building. It is considered that the dwelling as proposed by reason of its elevated siting and proximity to Berwick Lane, and loss of roadside bank and hedge will have an overbearing impact to the rural appearance and character of the lane and will result in an overdevelopment of the site with subsequent adverse impact to the setting of the adjacent listed building, character and appearance of the Conservation Area and landscape, contrary to 'saved' policies G2, H16, D2, C4, C5, CN5 and CN11 of the Salisbury District Local Plan and contrary to advice contained in PPG15 (Planning and the Historic Environment) and the Councils adopted Supplementary Planning Guidance "Creating Places".</i></p> <p><i>(2) The proposed development does not provide an adequate vehicle turning area to enable a vehicle to enter and leave the site in forward gear; resulting in an adverse impact to highway safety, contrary to 'saved' policy G2 of the Salisbury District Local Plan.</i></p> <p><i>(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 (June 2003) because appropriate provision towards public recreational open space has not been made.</i></p> <p>INFORMATIVE:- Reason 2 for refusal.</p>	

	<p><i>The proposed dwelling will be built on the site of an existing garage that has formed part of the land associated with Bell House (and previously Fern Cottage). The site has now been sold so that it is no longer associated with a dwelling within Berwick Lane. Bell House has forecourt parking to the Salisbury Road frontage, where cars can park parallel to the main road. Whilst objections have been raised that parking to the Salisbury Road frontage restricts visibility at the junction; it is not within the power of the Local Planning Authority to require that the owners of Bell House park on the site, or to prevent land being sold separately. The application site is now unrelated to a dwelling within Berwick Lane, and could be used as garaging/storage not associated with a dwelling in Berwick Lane. However, a judgement has to be made as to whether the proposed development would result in an adverse impact to highway safety. As the proposed development does not provide an adequate vehicle turning area to enable a vehicle to enter and leave the site in forward gear, it is considered that the development will result in an adverse impact to highway safety, contrary to 'saved' policy G2 of the Salisbury District Local Plan.</i></p>	
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5. Proposal

This application is for the replacement of the existing garage with a 1 bedroom new dwelling incorporating a hobby garage/workshop on the ground floor.

6. Planning Policy

Adopted Salisbury District Local Plan saved policies, including the saved policies listed in Appendix C, of the adopted South Wiltshire Core Strategy:

G1, G2 – General Development Criteria

C4, C5 – Development within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB)

D2 - Design

H16 – Development within Housing Policy Boundary (HPB)

C12 – Protected species

CN11 – Views into and out of conservation areas

CN5 – Impact to setting of listed buildings

R2 - Public open space

Adopted Supplementary Planning Guidance “Creating Places”

Steeple Langford Conservation Area Appraisal and Management Plan Adopted September 2008

South Wiltshire Core Strategy:

Core Policy 3

7. Consultations

Highways

Whilst acknowledging the sub-standard layout of the existing site access, particularly in respect of its restricted visibility at its junction with Berwick Lane, having regard to the potential lawful use of the existing double garage/storage building on the site, I would not wish to raise a highway objection to the development now proposed subject to conditions requiring the first 5m of the access to be consolidated and surfaced, the access to remain un gated and a scheme for the discharge of surface water from the site to be approved.

Wessex Water

New water supply and waste water connections will be required from Wessex Water to serve the proposed development. Further details on this process can be included as an informative.

Conservation

No objections. The site is bounded on three sides by the Steeple Langford Conservation Area, and is nearly opposite the grade II listed Fern Cottage. The existing building on the site is of no apparent significance, whilst the scale and ridge of the replacement dwelling are proposed to be modest, low and traditional in appearance. I have no concerns about the impact of the proposal on the setting of the CA or listed building. External materials should be controlled by condition, and it would be a good idea to try to ensure that delivery/construction vehicles do not damage (by contact or vibration) the listed building: perhaps this could be done by agreed method statement.

Ecology

On the basis of the construction and design of the existing garage, the risk of protected species occurring in the building to be demolished is low and a protected species survey isn't required.

With regard to the rest of the site; the area affected by the application is too small to require a specific protected species survey or control measures but it seems entirely reasonable that the hedgerow to the east boundary is retained in order to minimise the effects on biodiversity, including those to the adjacent allotment site.

Recommend condition to ensure the hedgerow is retained and informatives advising the applicant that the protected species legislation applies independently of planning permission and the work hereby granted consent does not override the statutory protection afforded to these species.

New Housing

I have now completed a viability assessment and can confirm that in this instance it will not be viable to take an affordable housing contribution.

Steeple Langford Parish Council

1. The construction would entail additional traffic up and down Berwick Lane, which is already of a substandard quality and subsiding very badly. Despite repeated requests to the

Council, the lane has not been resurfaced for over 30 years. Additional traffic would exacerbate this situation.

2. The applicant has suggested that all the necessary materials for this development will be delivered by 'car and the Residents have expressed the concern that they may be facing the potential of several years of on-going work and disruption.

3. The garage immediately adjacent to the property is an old construction. It is felt that excavation of the site will have a detrimental effect, not only on its foundations but also on surrounding properties.

4. Residents are concerned that the site is unsuitable and far too small for the development proposed. Whereas it is acknowledged that the original design from the applicant has been altered, overdevelopment of such a small plot will have an unacceptably overbearing impact on the small and narrow lane. Also, once planning permission is granted there are no guarantees that planning variations would not revert to the original proposals.

5. Residents adjacent to the proposed site are concerned that there will be severe drainage problems arising from the excavations and building. There is no visible provision for adequate drainage on the plans.

6. The proposed site is opposite Fern Cottage, a Grade 2 Listed Building. It is feared that the construction will have a damaging effect by virtue of additional heavy vehicular access turning and there are also concerns that the foundations of Fern Cottage may suffer damage including incurring structural problems to the house.

7. The site has been the location of a garage for many years. The applicant has chosen now to use this as a workshop; however insisting that it is for personal use only. The suggestion that the site will be required to accommodate up to 5 cars would imply that future use would be exceeding personal use. Furthermore, the request to increase the headroom of the existing structure would appear to support this.

8. There are concerns from the existing residents of the lane regarding the noise levels should this arrangement become a more permanent feature. There is already some dissatisfaction in respect of the noise levels currently when the workshop is in use, it is felt that this will be very invasive for the nearest neighbours.

9. Additional parking would be unavoidable. The applicant occasionally parks in Salisbury Road. The introduction of even more vehicles to the site will increase this requirement. Extra parking on Salisbury Road will make an already unresolved situation issue even more hazardous. Access in and out of Berwick Lane is currently a real problem for residents and service vehicles. Additional vehicles would make the situation far more dangerous.

10. There is also an access lane immediately opposite the entrance to the site, and when all properties are in use, it is difficult for the residents of Salisbury Road, to access their garages which are at the rear of their properties. This provides an issue which is twofold, firstly the restriction of the access to their property and secondly the potential for even more parking on Salisbury Road.

11. There have been three previous applications for this particular site, all of which have been rejected on the basis of Highway Safety in Salisbury Road, impact on the surrounding Conservation Area, unsuitability of the site for expansion – either by footprint or height.

12. These objections echo previous concerns already expressed.

13. Cllr R Bond has requested that this application is called in to committee.

14. The site is adjacent to the Steeple Langford allotments which are a site of ecological interest with an unusually high proportion of protected species, subject of an ecological survey.

8. Publicity

The application was advertised by site notice, press advert and neighbour consultation.

6 letters of objection received. Summary of key relevant points raised:

- The site is a very small plot in a sensitive location within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.
- Site is adjacent to the Conservation Area of Steeple Langford
- Impact to setting of Fern Cottage opposite (grade II listed)
- Heavy construction traffic will cause further damage to Berwick Lane - a single lane carriageway already in poor state of repair
- Berwick Lane has a sub-standard junction with Salisbury Road with limited visibility. Previous applications have been refused on these grounds
- Contrary to local plan policies G2, H16, D2, C4, C5, CN5, CN11, (and previous local plan policies CN14, CN15 and CN16 as loss of open space)
- Previous applications on the site and in Berwick Lane have been consistently refused and issues remain unresolved/reasons for refusal have not been overcome
- Height of dwelling combined with conspicuous and prominent position and proposed substantial earthworks will diminish and devalue the appearance of the rural fringe and create an obtrusive urbanising effect and adverse visual impact to the character and appearance of the conservation area and landscape.
- Inadequate parking/turning space on site. Concern cars will park on Berwick Lane/Salisbury Road causing obstruction to visibility and highway safety.
- Concerns over use of car workshop on commercial basis – lack of parking and not suitable location
- Loss of natural wildlife habitat (ecological survey of adjoining paddock showed an unusually high proportion of reptiles)
- Concerns development may not be completed in accordance with approved plans
- Loss of light and privacy to neighbours
- Damage to adjacent properties and general environment
- Concern development will not have disabled access
- Excavations of site may cause damage to adjacent properties and concern of collapse
- Inconvenience/disruption/obstruction to highway during construction works

9. Planning Considerations

9.1 Principle

The site is located within the Housing Policy Boundary, Conservation Area of Hanging Langford and Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and adjacent to a Grade II listed building. Policy H16 will apply, where the principle of new small-scale development and redevelopment is established as acceptable subject to the general, design, conservation and listed building policies of the local plan.

The site is outside but located adjacent to the Conservation Area. Section 72 of the Planning (Listed Buildings and Conservations Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of presence or enhancing the character or appearance of the conservation area.

Policy CN11 of the local plan requires that views from and into Conservation Areas should be safeguarded. The listed building policy CN5 requires that development within or outside of the curtilage of a listed building will only be permitted where it does not harm the character or setting of the building. Policy D2 states that proposals for street and infill development will be permitted where the proposals respect or enhance the character of appearance of an area.

9.2 The impact on the character and appearance of the area/conservation area/setting of adjacent listed building:

The Conservation Area Appraisal concludes that Steeple Langford has retained much of its semi-rural charm and character. Berwick Lane in particular is narrow and characterised by mature hedges adding to this rural character. The site has an existing hard surfaced vehicular access accessing the garage. The garage is partly screened behind a hedge set above a bank to the roadside.

Part 8 of the Council's supplementary planning design guide "Creating Places" states that 'in the more rural areas the quality and character of the spaces between the buildings (i.e the hedges, banks, trees, gardens, gates, walls and fences) are as important as the buildings themselves and objective 8 states 'applicants should demonstrate that their proposals for development will not harm but enhance the wider setting within which it is set'.

Three previous applications for residential development on the site have been refused; the most recent being the S/2007/2584 application. The reasons for refusal refer to the elevated siting and proximity of the dwelling that was proposed to Berwick Lane, which in combination with the loss of the roadside hedge and bank was considered to result in an overdevelopment of the site and adverse impact to the rural appearance and character of the lane, the setting of adjacent listed buildings and the character and appearance of the conservation area.

This scheme has been designed to appear as a converted outbuilding/barn. Traditional building materials are proposed (grey slate roof, oak cladding and hardwood windows and doors). The design and access statement explains that the design has been influenced by converted barns in Steeple Langford and Berwick St James which include half hipped roofs, wooden cladding, window shutters, gable window and brick plinths.

One of the main concerns of the conservation officer raised at pre-application stage was that the building should have a very limited impact on the horizon. The eaves and ridge height of the proposal have been minimised and the roadside bank and hedge in this application will be retained.

The conservation officer has advised that the scale and ridge of the replacement dwelling are modest, low and traditional in appearance and it is considered that the design and scale of the proposed dwelling is now appropriate to the character of the rural street scene and adjacent conservation area and will not have an adverse impact to the setting of the listed building opposite.

A landscaping condition is recommended and withdrawal of permitted development rights for alterations, and further extensions/outbuildings.

9.3 The impact on the living conditions of nearby properties:

Policy G2 requires that development should avoid unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings to the detriment of existing occupiers. The NPPF paragraph 17 states that planning should “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”.

Third parties have raised objections on the grounds of loss of light and privacy to adjacent dwellings and gardens.

At ground floor level garage doors are proposed on the north elevation, a ground floor window on the west elevation of the dwelling facing Berwick Lane to the garage/workshop, and 2 ground floor windows to the kitchen on the south elevation. At first floor level, glazing is proposed in the hipped gable to north elevation to the mezzanine level above the garage/workshop. Glazing is also proposed in the south gable but this is to a bathroom/hallway and as such can be obscured glazed. No openings are proposed on the south roofslope of the bedroom.

Subject to conditioning the south gable glazing is obscured glazed and restricting further windows being added without obtained planning permission, it is not considered that the development will unduly impact upon neighbouring dwellings.

9.4 Highway considerations – access/parking:

Third parties have referred to a dismissed appeal decision on another site within Berwick Lane (S/2001/1637), which was an application for a new dwelling and garage with alterations to the access on land at The Lynchetts to the north west of the site.

The Inspector noted in his statement (paragraphs 7 and 8):

‘Berwick Lane is a narrow poorly surfaced lane which varies between 2.4m and 3.8m in width, hence only one motor care at a time is able to negotiate it. Larger service vehicles have greater problems, especially in turning. There are no footways and there are many vehicular accesses to the properties on either side. The turning areas that do exist are within the curtilages of the properties. Therefore because of its restricted width vehicular conflicts occur. A further dwelling in the lane would add to this already unsatisfactory situation and is thus unacceptable on road safety grounds. The turning area proposed would enable vehicles to manoeuvre and turn, but it would not alleviate the problems caused by the restricted width of the lane.

Furthermore the junction of the lane with Salisbury Road is substandard, with visibility to the west being some 6m, with that the east being 50m. The required standard is 90m on both sides. There is no way that this standard can be achieved. I must conclude therefore that the proposed development is unacceptable on highway safety grounds.

Wiltshire County Council Highways Department also previously objected to the principle of development on this site.

The garage did form part of the land associated with Bell House (and previously Fern Cottage), but has now been sold so that it is no longer associated with a dwelling within Berwick Lane. The application site is now unrelated to a dwelling within Berwick Lane, and could be used as garaging/storage not associated with a dwelling in Berwick Lane.

Having regard to the existing use of the double garage/storage building on the site, the highways department have now raised no objections to the proposal subject to conditions (requiring the first 5m of the access to be consolidated and surfaced, the access to remain ungated and a scheme for the discharge of surface water from the site to be approved). The highways department have also agreed to support a condition requiring the parking and turning area to be provided prior to the first occupation of the dwelling. It is also considered reasonable to withdraw permitted development rights to prevent conversion of the garage/workshop to habitable accommodation.

Concerns about obstruction of the highway during construction works and to visibility by cars being parked on the public highway is a matter for the police under the Highways Act and would not be a reasonable reason for refusal.

Concerns have also been raised about additional traffic causing further damage to the already damaged surface of Berwick Lane especially during building works/deliveries. Taking into account the existing garage use and as the proposal is only for a one bedroom dwelling, it is not considered that the development would lead to an increased generation of traffic that would justify the applicant needing to upgrade the surface of the lane.

The council's Customer Lighting And Roads Enquiry Centre (CLARENCE) is the appropriate avenue to report road defects and hazards including any damage caused during building works.

Concerns about potential impacts to neighbouring properties during demolition/construction works are civil matters; although it is considered appropriate to add an informative advising the applicant that the grant of planning permission does not affect any private property rights. An informative can also be added recommending that the applicant consider using smaller delivery vehicles during the works.

9.5 Recreational open space (policy R2) & Affordable Housing (Core policy 3) contributions:

Core Policy 3 of the South Wiltshire Core Strategy requires on all sites of four dwellings or less a financial contribution towards the provision of affordable housing. 'Saved' Policy R2 from the Salisbury District Local Plan requires all new residential developments to make financial contributions towards public open space.

The average open market values for South Wiltshire have been used for the calculation of the affordable housing contributions.

A financial contribution of **£7,578** towards affordable housing provision and a financial contribution of **£846.30** towards open space provision would normally be required for a one bedroom dwelling in accordance with the relevant policies.

However, Core Policy 3 also states '*the provision of affordable housing will be negotiated on a site-by-site basis taking into account the viability of the development' and it is acknowledged that there will be differences in average open market values across the different Community Areas in South Wiltshire.*'

Where applicants consider that the financial contributions would render the development unviable, they are able to provide details of development costs to the New Housing Team to verify the final cost of the development. The details need to include:

- Gross development value (including an independent valuation where necessary)

- Any existing use value or any purchase price already paid for the site
- Details of build costs/quotations
- Details of abnormal costs
- Level of interest assumed
- Any other S106 requirements
- Fees (including legal fees, architects etc)
- Level of profit/return assumed. The Council will accept as the developer's need to make a reasonable rate of return.

The Housing Officer has completed a financial appraisal of the development and as a result it is not viable to seek the affordable housing contribution as the resultant land value will be less than the existing use value of the site.

However, the applicant has advised he is prepared to make the lower contribution towards off-site recreational open space provision.

9.6 Protected species

Certain species are protected under Part 1 of the Wildlife and Countryside Act 1981 and others are protected under the Habitats Regulations. Some are protected under their own legislation.

The council's ecologist advised at the pre-application stage that on the basis of the construction and design of the existing garage, the risk of protected species occurring in the building to be demolished is low and a protected species survey wasn't required.

Concerns have been raised that the site is adjacent to the Steeple Langford allotments which are a site of ecological interest with an unusually high proportion of protected species.

With regard to the rest of the site; the council's ecologist has advised that the area affected by the application is too small to require a specific protected species survey or control measures but it seems reasonable that the hedgerow to the east boundary is retained in order to minimise the effects on biodiversity, including those to the adjacent allotment site.

Informatives should also be added advising the applicant that the protected species legislation applies independently of planning permission and the work hereby granted consent does not override the statutory protection afforded to these species.

10. Conclusion

Subject to conditions, the development will not cause any significant demonstrable harm to interests of acknowledged importance, in this case, the impact on the character and appearance of the area, the living conditions of nearby properties, highway safety or protected species.

11. Recommendation

Subject to: The applicant entering into a unilateral planning obligation to secure financial contributions toward recreational facilities within the locality

Planning Permission be GRANTED for the following reason:

The Council is required to give a summary of the reasons for this decision and its conditions, and a summary of the development plan policies and proposals relevant to the decision and its conditions. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the National Planning Policy Framework and the following policies in the South Wiltshire Core Strategy, namely policies:

G1, G2 – General Development Criteria

C4, C5 – Development within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB)

D2 - Design

H16 – Development within Housing Policy Boundary (HPB)

C12 – Protected species

CN11 – Views into and out of conservation areas

CN5 – Impact to setting of listed buildings

R2 - Public open space

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development.

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 details and samples of the materials and finishes to be used for the external walls and roofs of the buildings 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: G1, G2, C4, C5, D2, H16, CN11, CN5

(3) The established boundary hedge and bank to the west boundary with Berwick Lane shall be retained and enhanced with additional hedge planting.

No development shall take place until the species, planting sizes and densities of the additional hedge planting has been submitted to, and approved in writing by the Local Planning Authority.

All additional hedge planting shall be carried out in the first planting and seeding season following the completion of the development or first occupation of the building, 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.

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

Policy: G1, G2, C4, C5, D2, H16, CN11, CN5

(4) The established boundary hedge to the east boundary of the site with the adjacent fields shall be retained.

Reason: To ensure a satisfactory landscaped setting for the development in the interest of visual amenity and to minimise the effects on biodiversity, including those to the adjacent allotment site.

Policy: G1, G2, C4, C5, D2, H16, CN11, CN5, C12

(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 drainage details, has been submitted to and approved 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) The development hereby permitted shall not be first occupied until the first five metres of the access, measured from the edge of 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

(7) The development hereby permitted shall not be first occupied until the access, turning and parking area has been completed in accordance with 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.

Policy: G2

(8) The access shall remain ungated.

Reason: In the interests of highway safety.

Policy: G2

(9) Before the development hereby permitted is first occupied the first floor windows in the south elevation shall be glazed with obscure glass only and the windows shall be permanently maintained with obscure glazing at all times thereafter.

Reason: In the interests of residential amenity and privacy.

Policy: G2 (General Development Guidance)

(10) 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 that Order with or without modification), no windows, doors, rooflights or other form of openings other than those shown on the approved plans, shall be inserted in the development hereby permitted.

Reason: In the interests of residential amenity and privacy.

Policy: G2 (General Development Guidance)

(11) 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 shall take place on the dwellinghouse 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: G1, G2, C4, C5, D2, H16, CN11, CN5

(12) The garage/workshop hereby permitted shall be used only for storage and maintenance of domestic vehicles incidental to the enjoyment of the associated dwelling and not for any trade, business or commercial purposes whatsoever.

Reason: In order that the Local Planning Authority may retain planning control over the use of the premises in the interests of regulating any alternative kinds of activities/operations which could have adverse effects upon highway safety.

Policy: G2 (General)

(13) 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 that Order with or without modification), the garage/workshop hereby permitted shall not be converted to habitable accommodation.

Reason: To secure the retention of adequate parking provision, in the interests of highway safety.

Policy: G2

(14) This development hereby permitted shall be carried out in accordance with the following approved plans:

Plan reference Location and Site Plan, dated 08/04/2012, received by this office 12th November 2012

Plan reference Site Plan, dated 08/04/2012, received by this office 12th November 2012

Plan reference Ground & First Floor plans, sections, and roof plan dated 08/04/2012, received by this office 12th November 2012

Plan reference Elevations, dated 08/04/2012, received by this office 12th November 2012

Plan reference Plan indicating location of section plans, dated 08/04/2012, received by this office 12th November 2012

Plan reference North-South Sections, dated 08/04/2012, received by this office 12th November 2012

Plan reference East-West Sections, dated 08/04/2012, received by this officer 12th November 2012

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

INFORMATIVE:- Protected Species

Certain species are protected under Part 1 of the Wildlife and Countryside Act 1981 and others are protected under the Habitats Regulations. Some are protected under their own legislation.

The protected species legislation applies independently of planning permission and the work hereby granted consent does not override the statutory protection afforded to these species. The developer has legal obligations towards any protected species that may be present. Planning permission for development does not provide a defence against prosecution under protected species legislation.

It is expected that slow worms and possibly other reptiles may occur at the application site in low numbers. These species are protected from being harmed under the Wildlife and Countryside Act 1981 (as amended) and planning permission does not provide a defence against prosecution under this act. In order to minimise the risk of these species being harmed, the developer is advised to clear vegetation during the winter, remove all waste arising from such clearance and maintain vegetation as short as possible. If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or a Council Ecologist (01225 713875).

There is a low risk that bats and breeding birds may be disturbed or harmed during the demolition of the existing garage. The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Planning permission does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist (please see the IEEM Professional Directory - <http://www.ieem.net/members-directory>) and consider the need for a licence from Natural England prior to commencing works.

Please see Natural England's website for further information on protected species. http://www.naturalengland.org.uk/Images/ProtectedSpeciesLists_tcm6-25123.pdf

INFORMATIVE:- Wessex Water

Water Supply and Waste Connections

New water supply and waste water connections will be required from Wessex Water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages at our website www.wessexwater.co.uk

Please note that DEFRA intend to implement new regulations that will require the adoption of all new private sewers. All connections subject to these new regulations will require a signed adoption agreement with Wessex Water before any drainage works commence.

Further information can be obtained from our New Connections Team by telephoning 01225 526 222 for Water Supply and 01225 526 333 for Waste Water.

S105a Public Sewers

On 1st October 2011, in accordance with the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011, Wessex Water became responsible for the ownership and maintenance of thousands of kilometers of formerly private sewers and lateral drainage (section 105a sewers).

At the date of transfer many of these sewers are unrecorded on public sewer maps. These sewers can be located within property boundaries at the rear or side of any premises in addition to the existing public sewers shown on our record plans. They will commonly be affected by development proposals and we normally advise applicants to survey and plot these sewers on plans submitted for Planning or Building Regulations purposes. More information relating to this transfer can be found on our website. It is important to undertake a full survey of the site and surrounding land to determine the local drainage arrangements and to contact our sewer protection team on 01225 526 333 at an early stage if you suspect that a section 105a sewer may be affected.

INFORMATIVE:- Material samples

Please note that the planning office does not have the facility to receive material samples. Please deliver materials for approval to site, with a notification to the planning office where they are to be found.

INFORMATIVE: - Party Wall Act

It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required from the adjoining landowner or any other person, or which may be required under any other enactment or obligation.

INFORMATIVE:- Access to the site

The applicant is advised that due to the narrow nature of the access road leading to the site, companies making deliveries or attending the site to carry out work should be advised to use smaller vehicles that can safely access the site.