

Date of Meeting	20 March 2014		
Application Number	13/02520/FUL		
Site Address	The White Hart, 1 Dean Lane, Whiteparish, Wiltshire, SP5 2RG		
Proposal	Convert 4 bed dwelling into 2 x 2 bed flats		
Applicant	Mr Clarke		
Town/Parish Council	WHITEPARISH		
Electoral Division	Alderbury and Whiteparish	Unitary Member	Cllr Richard Britton
Grid Ref	424631 123684		
Type of application	Full Planning		
Case Officer	Ben Hatt		

Reason for the application being considered by Committee

The application has been called to committee by Councillor Richard Britton for the following reason(s):

- Over development
- Parking

1. Purpose of Report

To consider the recommendation of the Area Development Manager (South) that planning permission be granted subject to conditions.

2. Report Summary

The issues in this case are:

- The principle of residential development in this location;
- Design and impact on character of the area;
- Highway safety;
- Financial contributions.

The application is subject to an objection from the Parish Council. There have been no third party representations.

3. Site Description

The White Hart is an end of terrace property located at the junction of Dean Lane and Romsey Road. The property is within a Conservation Area and the Housing Policy Boundary for Whiteparish.

4. Planning History

S/1988/0875	Replacement of two bay windows AC 22/6/88
S/1999/0689	From public house to private dwelling AC 10/09/99
S/2000/1782	Conversion of dwelling to form two dwellings and construction of four houses and construction of new vehicular and pedestrian access REF 12/1/01
S/2002/2371	Creation of parking space with access onto Dean Lane for use with Rabbit Cottage REF 22/1/03
S/2004/0641	Creation of two residential units from one with provision of parking and amenity spaces and accesses AC 22/6/04
S/2005/1002	Conversion of existing cellar room to ancillary accommodation AC 15/7/05

5. The Proposal

Permission is sought for the conversion of an existing 4 bedroom house to create 2 two bedroom flats. Physical alterations are limited to the conversion of the existing integral garage to living space and creation of a second access and driveway to the side of the house.

6. Planning Policy

Salisbury District Local Plan: Policies G1, G2, D2, H16, R2, CN8 (as 'saved' within the adopted SWCS)

South Wiltshire Core Strategy: CP3

NPPF

7. Consultations

Whiteparish Parish Council: The PC objects to this application as it feels it is over development and there is a lack of sufficient parking spaces.

Environmental Health: No observations.

WC Housing: refer to previous planning consultation response dated 14/8/13 regarding the affordable housing contribution due under Core Policy 3 of the SW Core Strategy in relation to the above application.

A financial viability assessment has been completed based on the evidence provided by the applicant, and in this instance it will not be viable to take an affordable

housing contribution.

WC Highways: no highway objection subject to condition.

8. Publicity

The application has been publicised by way of site notice and letters to near neighbours.

The publicity has generated no third party letters of support or objection.

9. Planning Considerations

9.1 Principle

The site lies within the Housing Policy Boundary of Whiteparish where Policy H16 allows new residential development provided ...

- (i) it does not constitute tandem or inappropriate backland development;
- (ii) it does not result in the loss of an open area which makes a positive contribution towards the character of the settlement; and
- (iv) it does not conflict with the design policies of the Plan.

[Criterion (iii) of Policy H16 relates exclusively to Wilton and so is not relevant].

The proposal in this case is to convert an existing dwelling into two flats. This complies with Policy H16 in that it is not tandem or backland development, it would not result in the loss of important open space, and it is in accordance with the design policies (considered further below).

9.2 Design and impact on character of the area

Policy G2 of the SDLP sets out general development management criteria requiring, in particular, new development to have satisfactory means of access and parking provision, and an acceptable impact on established development in terms of visual and residential amenity.

The proposal requires minimal external alterations with an existing garage door to the rear elevation to be replaced with a window serving a shower room and the entrance for the ground floor flat, and an additional parking space provided. As such it is considered that the proposal would have no greater visual impact than the existing dwelling on the site. Indeed, to all intents and purposes, the converted building would continue to 'read' as a single house.

Some weight must be given to the circumstances of the existing house which being located on a relatively small corner plot has very limited outdoor private amenity space. Despite its four bedrooms these circumstances of the plot are not ideal for use as a family home, whereas they are more accommodating to use as two smaller two bedroom flats where practical outdoor amenity space is a less critical consideration for occupiers.

An additional access and off street parking space would be provided to the side of the existing house to serve flat 2. This would be screened to a degree by an existing hedgerow, and as such would not detract from the character or appearance of the existing street scene.

9.3 Highways

The Highways Officer has raised no objections to the on-site parking provision for the development and the alterations to the access. Currently the existing four bedroom house has parking for one vehicle off-street parking space (plus the garage). The proposal is to create a second off-street parking space, so providing one space for each flat.

Current minimum parking standards set out in the Local Transport Plan are 3 spaces for 4 bedroom dwellings and 2 spaces for 2 bedroom dwellings (garages do not count). It follows that as far as these standards are concerned both the existing house and the proposed flats are substandard. That said, there is plenty of on-street parking in the immediate vicinity which can be used (including right outside the site) without harm to the amenities of neighbours or highway safety. No objection is raised by the Highways Officer in any event.

9.4 Contribution

Policies CP3 and R2 require financial contributions towards off-site affordable housing and open space provision provided this would not make the development unviable. In this case the applicant has demonstrated non-viability in the event of the contributions being made, and consequently it is accepted that they must be waived.

10.0 Conclusion

The proposed conversion of the existing dwelling into 2 two bedroom flats would be of an acceptable scale and design due to the limited external alterations, and therefore, would not have an adverse impact on the visual appearance and character of the Conservation Area. Similarly, due to its modest scale, it is considered that the proposal would be unlikely to have a significant impact on the amenities enjoyed by occupiers of adjacent dwellings.

The proposal would therefore accord with the aims and objectives of the development plan and other Government guidance, having particular regard to Local Plan policies G1, G2, D2, H16, CN8, R2 (as saved within the adopted South Wiltshire Core Strategy) and CP3.

RECOMMENDATION

That planning permission be granted 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 not be first occupied until the first five metres

of the access to the west of the dwelling, 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.

3. The development hereby permitted shall be carried out in accordance with the following approved plans: parking layout, site location plan, design and access statement, DRG No. 13061/1, 13061/2 received 6/8/14.

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