

<b>Date of Meeting</b>	10 April 2014
<b>Application Number</b>	14/01088/FUL
<b>Site Address</b>	Hersanmine Scotts Hill Donhead St. Andrew Shaftesbury SP7 9EP
<b>Proposal</b>	Demolition of the existing cottage and erect a replacement 3 bed dwelling with associated parking facilities and detached garage
<b>Applicant</b>	Mr Peter Lucas
<b>Town/Parish Council</b>	DONHEAD ST ANDREW
<b>Ward</b>	TISBURY
<b>Grid Ref</b>	391883 125466
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Warren Simmonds

### Reason for the application being considered by Committee

The application was called-in to SAC by Cllr Deane on grounds of

- Scale of development
- Visual impact on surrounding area
- Relationship to adjoining properties
- Design – bulk, height, general appearance
- Concerns in respect of the impact of living accommodation at first floor level on the amenity of neighbours (overlooking)

### 1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager that planning permission be APPROVED subject to Conditions.

### 2. Report Summary

The main issues for consideration are:

- The principle of the proposed development
- Scale, design & materials
- Impact on the character of the local area
- Impact on the surrounding landscape
- Impact on the amenity of neighbours
- Protected species
- Highway considerations

Forty three third party representations were received, thirty three were in support of the application and ten were not in support.

Grounds for not supporting the proposed development included excessive scale, design too modern, inappropriate materials, and living space on first floor leading to overlooking of neighbours.

Donhead St Andrew parish council objects to the proposal on grounds of excessive scale, excessive fenestration and consequent overlooking of neighbours, and the use of inappropriate external materials.

### **3. Site Description**

The application relates to the site of an existing two storey dwellinghouse of natural stone elevations under a slate roof, located within the rural settlement of Donhead St Andrew. The site as existing comprises of the dwellinghouse with an assortment of attached outbuildings extending approximately 21 metres to the west and is set within a modest residential curtilage bounded by New Road and Scotts Hill on the east and north sides respectively. To the west and south is open land (a field). The application site is not within a designated housing policy boundary or conservation area, but is within the AONB.

### **4. The Proposal**

The application proposes the demolition of the existing cottage and all outbuildings, and the construction of a replacement two storey dwelling with detached single storey double garage and associated amendments to the existing access.

### **5. Planning Policy**

Local plan policies C2, C5, C12, G2, D2, D3, H30  
NPPF, NPPG  
Donhead St Andrew Village Design Statement

### **6. Consultations**

#### **Wiltshire Council Highways**

No Highway objection, subject to conditions

#### **Wiltshire Council Ecologist**

No response received

#### **AONB Group**

No response received

#### **Wiltshire Council Conservation Officer**

No objections, comment re materials and detailing

#### **Wiltshire Council Environmental Protection**

No objection, subject to conditions

#### **Wiltshire Council Housing Officer**

No requirement for an affordable housing contribution

## **Donhead St Andrew Parish Council**

Object on grounds of excessive scale, excessive fenestration and consequent overlooking of neighbours, inappropriate materials

### **7. Publicity**

The application was publicised via a site notice and neighbour notification letters. Upon the receipt of amended plans (dated 11.03.14), neighbours and the parish council were re-notified and given a further opportunity to comment.

Forty three third party representations were received, thirty three were in support of the application, and ten were not in support. Grounds for not supporting the proposed development included excessive scale, design too modern, inappropriate materials, and living space on first floor leading to overlooking of neighbours.

### **8. Planning Considerations**

The existing dwelling known as 'Hersanmine' is not located within a housing policy boundary and therefore constitutes a detached, two storey dwellinghouse in the countryside whereby local plan policy H30 (Replacement dwellings in the countryside) applies.

#### 8.1 Condition of the existing cottage

The applicant has provided an appraisal of the condition of the existing cottage (ITL Associates - Chartered Surveyors, dated 30.04.13) which concludes the existing building has deteriorated to a point at which it is no longer fit for human habitation, and the level of expenditure necessary to bring the building back to habitable standards would be disproportionate to the nature of the resulting accommodation.

#### 8.2 Scale, design & materials

The proposed replacement dwelling has a two storey rectangular form, under a simple pitched roof. The proposed replacement dwelling proposes the use of natural local greensand stone (reused from the existing cottage) for the ground floor, horizontal untreated oak boarding for the first floor, under a slate roof (slate reused from the existing cottage, together with matching reclaimed slate where necessary).

The proposed garage is of modest single storey form and is to be constructed of reused natural greensand stone, also under a reused/reclaimed slate roof.

The proposed new dwelling is set over the footprint of the existing property and, whilst in isolation has a greater mass than the cottage it replaces, the proposal in effect constitutes a consolidation and amalgamation of the form of the existing house and attached assortment of outbuildings, into a single rectangular form with the detached single storey double garage located towards the western end of the site/curtilage.

In these respects the proposal is considered compatible in terms of its scale, design and character, and proposes the use of reused and complementary materials appropriate to the rural locality.

### 8.3 Impact on the existing character of the local and wider surrounding area

The Donhead St Andrew Village Design Statement (VDS) forms a material planning consideration in the determination of proposal for development. The VDS provides a variety of guidance, including that new development should conform with the present linear settlement pattern within the settlement, and that all new houses and outbuildings should respect the existing scale and setting within the village. The VDS goes on to state that new and replacement houses cannot be expected to have slavishly followed what went before, but rather reflect the style and materials of the time, taking account of the need for sustainability in materials and use. Greensand stone walls are identified within the VDS as being the local building stone, however there is no single village vernacular and the considerable variety of building materials used for walls and external elevations is said to contribute towards the diverse character of the village. Slate for roofs is identified as being part of the local vernacular.

The existing significant trees at the east and western ends of the application site are to be retained, and a replacement hedge is proposed for the roadside front boundary along Scotts Hill.

Taking into consideration the simple rectangular form of the proposed replacement dwellinghouse, its use of materials which reflect the local vernacular and existing character of the village, and the position of the proposed dwelling which preserves the present linear settlement pattern, the proposal is considered accordant with the Donhead St Andrew Village Design Statement and would integrate satisfactorily in relation to other properties and the overall landscape framework.

### 8.4 Impact on neighbour amenity

The application is for a replacement two storey dwellinghouse over the approximate footprint of the existing two storey dwellinghouse and attached outbuildings. It is accepted the interior design/layout of the proposed reverses the existing arrangement of living accommodation, providing bedrooms on the ground floor and the majority of the living accommodation at first floor level. Whilst the 'focus' of views from the proposed first floor living area is undoubtedly the open fields to the south, concerns have been raised that the proposed windows within the first floor north facing elevation could result in the undue overlooking of the existing pair of bungalows on the opposite (north) side of Scotts Hill. To address these concerns the applicant has submitted revised plans which reduce the north facing first floor fenestration, and it is further recommended (by Condition) that all first floor glazing within the north facing elevation be obscure glazed.

At the first floor rear (south) of the proposed dwelling is a first floor balcony with access from the first floor living area and external steps to the ground floor terrace below. By reason of the location of the proposed balcony area at the rear of the house, taken together with the distance to, and general relationship with

neighbouring dwellings, and the presence of substantial natural screening afforded by trees on both the eastern and western ends of the application site, it is considered the proposed rear balcony would not result in the undue overlooking of neighbouring properties.

### 8.5 Highway safety

The application proposes the widening and improvement of the existing access from Scotts Hill, together with enhanced visibility splays and improved provision for off-street parking within the site.

The proposal has been considered by the Council's Highways Engineer, who raises no objection subject to Conditions in respect of the proposed access and surface water drainage.

### 8.6 Protected species

The application is accompanied by a protected species survey report (Chalkhill environmental consultants, September 2012). The report concludes that bats are a material planning consideration for the proposed development, and bat mitigation measures are recommended, including the provision of accommodation for crevice roosting bats within the roof of the new garage building.

## **9. Conclusion**

The proposed development is considered accordant with the provisions of the Development Plan, and in particular Policies C2, G2, D2, D3, C5, C12 & H30 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, insofar as the proposed development is considered compatible in terms of its scale, design and materials and in respect of the existing character of the immediate and wider surrounding locality. Subject to a Condition requiring the first floor north facing windows to be glazed with obscured glass, the proposal would not adversely affect the amenity of neighbours.

## **Recommendation**

### **Approve, 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 10 dated 11.03.14, as deposited with the local planning authority on 13.03.14, and  
Drawing number 11 dated 11.03.14, as deposited with the local planning authority on 13.03.14, and  
Drawing number 12 dated 11.03.14, as deposited with the local planning authority on 13.03.14.

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

- 3 No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 on weekdays and 08:00 to 13:00 on Saturdays. No burning of waste shall take place on the site during the construction phase of the development.

REASON: In the interests of neighbouring amenities

- 4 Before the development hereby permitted is first occupied the first floor windows in the north facing (front) elevation shall be glazed with obscure glass only and the windows shall be permanently maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

- 5 The development hereby approved shall be carried out in strict accordance with the bat mitigation measures detailed within the submitted bat survey (Chalkhill environmental consultants, Sept 2012) and the submitted new bat roost provision details (Chalkhill environmental consultants, January 2014).

Reason: To ensure that appropriate mitigation is provided in respect of potential impacts on protected species

- 6 The gradient of the access way shall not at any point be steeper than 1 in 15 for a distance of 5 metres from its junction with the public highway.

REASON: In the interests of highway safety.

- 7 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.

- 8 The access shall remain ungated.

Reason: in the interests of highway safety.

- 9 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 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.

- 10 No development shall commence on site until a visibility splay has been provided at the vehicular access to the site between the edge of carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to a point on the edge of the carriageway 15 metres to the east, with nothing over 1.0 metre in height above the adjoining carriageway level being planted, erected or maintained in front (highway side) of the splay line. Nothing over 1 metre in height above the adjoining carriageway level shall be planted, erected or maintained within the area between the edge of the carriageway and the northern side of the new garage.

Reason: In the interests of highway safety.