

Date of Meeting	22 nd May 2014
Application Number	14/02238/FUL
Site Address	Land at Paddock View The Street Teffont, Salisbury SP3 5QP
Proposal	Demolition of garage and stables and erection of a 4 bed dwelling, associated works and hard and soft landscaping and improved access to The Street
Applicant	Miss Julie Spence
Town/Parish Council	Teffont
Ward	Nadder & East Knoyle
Grid Ref	399041 131772
Type of application	Full Planning
Case Officer	Charlie Bruce-White

Reason for the application being considered by Committee

Cllr Wayman has called in the application due to the scale of the development, visual impact upon the surrounding area, relationship to adjoining properties, design – bulk, height, general appearance, environmental/highway impact, car 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 main issues in the consideration of this application are as follows:

1. Principle of development;
2. Character and appearance of the area;
3. Highway considerations;
4. Impact upon residential amenities of neighbouring property;
5. Ecology;
6. Recreational open space contributions.

Objections were received from the Parish Council and 4 members of the public

3. Site Description

The site relates predominantly to a paddock, including a stable block, and also to part of the adjoining residential curtilage to a dwelling known as Paddock View including its detached garage. The site is accessed via a private road serving three existing dwellings that are set back from the main road (The Street) running through Teffont Magna. The site is at the end of the private road, which rises away from The Street. To the north and east of the site is open countryside, comprising fields set aside to pasture. The site is within the Housing Restraint Area, Conservation Area and AONB.

4. Relevant Planning History

13/03417/FUL Demolition of stables and erection of a 4 bed dwelling, 05.11.13 REF
detached car port, associated works and hard & soft
landscaping and improved access to 'The Street'

5. Proposal

It is proposed to demolish the existing stable and garage buildings and to erect a new one and a half storey detached dwelling. Also proposed are improvements to the site access where it adjoins The Street.

6. Planning Policy

Local Plan: policies G1, G2, D1, D2, H19, CN8, CN10, CN11, C4, C5, R2, TR11, TR14

Core Strategy: core policy 1

Central government planning policy: NPPF and NPPG

Teffont Village Design Statement (VDS)

7. Consultations

Parish Council

Object due to excessive scale, not in keeping with VDS, inappropriate access, loss of car parking to existing dwelling.

Conservation Officer

No objection

Highways Officer

No objection

Ecologist

No objection

8. Publicity

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

4 letters of representation were received, raising the following concerns:

- Increase in traffic;
- Loss of privacy;
- Inappropriate access;
- Overdevelopment of site and adverse impact upon rural character of the area;
- Loss of parking to existing dwelling;

9. Planning Considerations

9.1 Principle of development

Local Plan policy H19 states that within the Housing Restraint Areas the erection of a new dwelling will be acceptable only if the following criteria are met:

- (i) there will be no adverse impact on the character of the settlement or neighbourhood designated as a Housing Restraint Area;
- (ii) there is no loss of an important open space which contributes to the special character of the area;
- (iii) the loss of features such as trees, hedges and walls, which contribute to the character of the area, is kept to a minimum; and
- (iv) the development will be in keeping with the character of the neighbouring properties.

Local plan policy CN10 states that the loss of open spaces, gaps between buildings and gardens will not be permitted where this would detract from the special character of the Conservation Area.

9.2 Character & appearance of the area

A previous application made last year proposed a large two storey dwelling contained wholly within the paddock, and was refused for the following reasons:

The area in the vicinity of the site derives much of its character from the generous spacing between buildings with open 'green' spaces and trees in between, and views of the rural landscape beyond. The site and wider settlement have been designated as a Housing Restraint Area in order to preserve this special character. The site is also within a Conservation Area where additional regard is to be given to preserving important open spaces. The site, which comprises an open paddock with trees to its site boundary, forms the termination of a private residential road, which creates a strong sense of being the settlement edge and the beginning of open countryside beyond. The site is particularly prominent due to its position at the end, and highest point, of this road. Furthermore the road also comprises a public footpath, which continues northwards directly past the site, onto higher ground still, where prominent views of the site exist most notably from the adjoining field to the north.

By virtue of its scale, siting and layout, the proposed dwelling and car port would harmfully erode the open and rural quality of the area, and would have the effect of visually encroaching into the surrounding countryside, to the detriment of the character of the area. In addition, it has not been demonstrated that adequate mitigation can be secured for the loss of the roadside hedge where the northerly visibility splay is to be improved.

As such the proposed development would be contrary to Local Plan policies G1(iii), G2(iv & v), D1, H19, CN8, CN10, CN11, C4 and C5 (as saved within the adopted South Wiltshire Core Strategy) and guidance contained within the Teffont Village Design Statement.

The current proposal has incorporated significant changes with regards to siting and scale/height of the new dwelling. The footprint of the dwelling would not encroach into the open space of the paddock, being situated over the footprint of the existing stable block

and garage to Paddock View which would be demolished. The dwelling would be one and half stories in height, just over 5.5 metres to its ridge compared to the previous proposal which was 7 metres, and the design and scale would also be significantly more modest. In addition, no detached garage is proposed so that existing trees on the site would not be affected. The walls of the dwelling would be entirely of natural stone, which is the preferred material of choice as specified within the VDS, with a natural slate roof.

In the view of Officers this would satisfactorily preserve the open space of the paddock and as such the character of the Housing Restraint Area and AONB would not be harmed and the VDS objective of retaining important views of the countryside would be met. The Conservation Officer agrees that the design and siting sit more comfortably in their setting and encroach much less into the adjacent countryside, and that this would preserve the character of the conservation area.

The removal of permitted development rights, including for outbuildings, extensions and hardstandings, would ensure that adequate control can be imposed to ensure that the paddock retains its open character. It is also considered appropriate that a landscaping condition be imposed, requiring the retention of important existing trees and new planting.

9.3 Amenities of adjoining and nearby property

Concerns have been expressed by neighbours to the front and rear of the site regarding privacy. However, it is considered that there would be adequate distances of separation between the proposed dwelling and these neighbours so as not to result in unreasonable levels of overlooking. To the rear the distance from the proposed dwelling to the boundary with Gledhills would be approximately 20 metres, with this neighbouring dwelling at least the same distance away again. To the front, Orchard Cottage would be situated 20 metres away and with intervening landscaping in between.

9.4 Highway considerations

The Highways Officer comments that:

The application site is situated at the end of a private access road (Public Footpath Teffont 4) serving four dwellings and lies within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, a Conservation Area and a Housing Restraint Area as set down in the Adopted Salisbury District local Plan. Visibility from and of vehicles leaving the private road at its junction with The Street is currently sub-standard, particularly in the northerly direction. The proposed development includes the improvement of the access junction by widening the access bellmouth area and by improving visibility at its junction with The Street (B3089).

It is considered that the proposed development will not have any significant impact on highway safety and that the highway improvements proposed as part of the development will be a benefit to all road users. I therefore recommend that no highway objection be raised to this application...

The Highways Officer recommends conditions to secure improved visibility, a widened bellmouth, drainage and a construction method statement. The latter would include details of provisions to be made for construction traffic. Consequently Officers do not consider there to be any reasonable grounds to turn down the application on highway related grounds.

The applicant has recently undertaken some improvement to visibility at the site access by trimming back a hedgerow to the north of the access. This hedge may need to be trimmed back a little further and maintained as such regularly, but Officers are now

satisfied that it can be achieved without the need to remove the hedge and the hedge lined appearance to this part of The Street would be retained.

The development would not encroach onto or affect the adjacent public footpath.

9.5 Ecology

An ecological survey was submitted with the application which found no signs of protected species, although includes precautionary recommendations for the development.

9.6 Recreational open space contributions

Local Plan policy R2 requires financial contributions towards off-site recreational open space, and planning permission would therefore be subject to the applicant entering into an appropriate S106 agreement.

10. Conclusion

The development would be acceptable in principle and the proposed dwelling would be of an appropriate scale, siting and design, so as to preserve the character of the Conservation Area, Housing Restraint Area and AONB. There would be no significant adverse impacts upon the amenities of neighbours and appropriate access, parking and turning facilities would be provided so that the development would be acceptable in highway terms.

11. Recommendation

That the matter be delegated to the Director of Development Services to grant permission subject to all parties entering into a S106 legal agreement which provides a financial contribution towards public open space and 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 shall only be undertaken in accordance with the following approved plans:

Plan Ref....2014/981/1...	Dated....11.03.14....
Plan Ref....2014/981/2...	Dated....11.03.14....
Plan Ref....2014/981/3...	Dated....11.03.14....
Plan Ref....2014/981/4...	Dated....11.03.14....
Plan Ref....AJB2...	Dated....11.03.14....

Reason: For the avoidance of doubt.

- 3) Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development.

- 4) No development shall commence to face the external walls of the dwelling until a sample panel of stonework, not less than 1 metre square each, 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.

- 5) No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- (a) details of trees and hedgerows to be retained, together with measures for their protection in the course of development;
- (b) details of new trees and hedgerows to be planted, including species;
- (c) means of enclosure;
- (d) car park layouts;
- (e) hard surfacing materials;
- (f) minor artefacts and structures (e.g. refuse and other storage units, oil tanks);

Reason: To ensure a satisfactory landscaped setting for the development.

- 6) All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. 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. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory landscaped setting for the development.

- 7) No development shall commence on site until a visibility splay has been provided between the edge of the B3089 carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centreline of the access, to a point on the edge of the carriageway 43 metres to the north in accordance with the approved plans. Such splay shall be maintained free of obstruction to vision above a height of 1.0m above the level of the adjoining carriageway. Note. For the avoidance of doubt the 2.4 metre 'x' distance shall be measured back from the edge of carriageway, not from the white line carriageway edge marking.

Reason: In the interests of highway safety.

- 8) No development shall commence on site until details of the proposed widening of the site access bellmouth have been submitted to and approved in writing by the local planning authority. The development shall not be commenced on site until the widening of the access bellmouth has been constructed in accordance with the approved details.

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 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 Construction Method Statement has been submitted to and approved in writing by the local planning authority, detailing how construction traffic will be managed.

Reason: In the interests of highway safety.

- 11) Development shall be carried out in accordance with the recommendations of the extended phase 1 survey by Ahern Ecology dated 9th September 2013.

Reason: In the interests of protected species.

- 12) 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-F (i.e. extensions, outbuildings, hardsurfaces) shall take place on the dwellinghouse hereby permitted or within its 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.

- 13) No demolition or construction works shall take place outside the hours of 0730 to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays or at any time on Sundays & Banks Holidays.

Reason: In the interests of neighbouring amenity.