

**REPORT TO THE SOUTHERN AREA PLANNING  
COMMITTEE**

**Report No.**

<b>Date of Meeting</b>	06/11/2014
<b>Application Number</b>	14/07720/OUT
<b>Site Address</b>	3 Westfield Close Durrington Wiltshire SP4 8BY
<b>Proposal</b>	The construction of a bungalow with an attached garage
<b>Applicant</b>	Mr J P Steeples
<b>Town/Parish Council</b>	DURRINGTON
<b>Ward</b>	DURRINGTON AND LARKHILL
<b>Grid Ref</b>	415374 144363
<b>Type of application</b>	Outline planning permission with all matters reserved.
<b>Case Officer</b>	Steven Banks

**Reason for the application being considered by Committee**

Cllr Graham Wright has requested the consideration of the above application at a Planning Committee, if the Case Officer's recommendation is to conditionally approve the application, due to public interest and the consideration that the proposal would represent the overdevelopment of the site and would, by reason of its positioning, change the building line and symmetry of the close.

The Case Officer has recommended the conditional approval of the application and therefore the application is to be considered by a Planning Committee.

**1. Purpose of Report**

To consider the above application and the recommendation of the Area Development Manager that permission be granted subject to conditions for the reasons detailed below.

**2. Report Summary**

The main considerations which are considered to be material in the determination of this application are listed below:

1. The principle of development
2. The impact that the proposal would have on the amenity of the occupiers of the properties nearest to the proposal

3. The impact that the proposal would have on the character and appearance of the area surrounding the proposal site
4. The impact that the proposal would have on highway safety
5. Financial contributions towards the provision of recreational open space

8 objections from third parties have been received. The Parish Council object to the proposal.

### **3. Site Description**

The proposal site lies within the Durrington Housing Policy Boundary and is located on the eastern side of Westfield Close in Durrington. Westfield Close is characterised by single storey detached dwellings, two storey semi detached dwellings, single storey semi detached dwellings and 1.5 storey semi detached dwellings. The external walls of the dwellings in the area surrounding the proposal site have been constructed out of red brick, tiles, cream render and buff brick. The external roofs of the dwellings in the area surrounding the proposal site have been constructed out of red tiles. The proposal site currently functions as part of the garden which serves the property. The topography of the site is relatively flat. The boundary between the proposal site and Westfield Road is marked by established trees which are set behind a low wall and a hedge and close boarded wooden fencing forms the boundary between the proposal site and the property to the south east.

### **4. Planning History**

None

### **5. The Proposal**

In this application for outline planning permission with all matters reserved it is proposed to construct one 2 bed bungalow with an attached garage, remove existing trees and retain an existing boundary hedge.

### **6. Planning Policy**

The following planning policies are considered to be relevant to the determination of this application.

#### **National Planning Policy Framework (NPPF) 2012:**

This Framework sets out the Government's planning policies for England. The Framework repeats that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Part 6 of the NPPF, delivering a wide choice of high quality homes, is considered to be particularly relevant to this application.

The following policies are relevant to the determination of this application and are considered to align with the principles, aims, objectives and intentions of the NPPF. The following policies are therefore considered to carry significant weight.

#### **Salisbury District Local Plan saved policies (which are 'saved' policies of the adopted South Wiltshire Core Strategy):**

H16: Housing Policy Boundaries

G1: Principles of sustainable development  
G2: General criteria for development  
R2: Open space provision  
D2: Infill development  
TR11: The provision of off street car parking spaces

## **Wiltshire Local Transport Plan 2011 - 2026 Car Parking Strategy**

### **7.Consultations**

Durrington Town Council, - considered that the proposal would represent overdevelopment which, by reason of its positioning in front of the building line, would be out of character with the area and objected to the proposal.

Wiltshire Council Archaeologist, - considered it unlikely that significant archaeological remains would be disturbed by the proposed development and did not raise any objections to the proposal.

Wessex Water, - considered that new water supply and waste water connections would be required from Wessex Water to serve the proposed development and did not raise any objections to the proposal.

Highways Officer - considered that the proposal would not harm highway safety and did not raise any objections to the proposal subject to the imposition of two conditions, relating to the consolidation of surfacing of the access and a scheme for the discharge of water, on any planning permission.

### **8.Publicity**

Eight statements of objection to the proposal have been received.

In summary the grounds of the objections related to the considerations that:

- The proposal, by reason of its positioning, would harm the character of the area;
- the proposal, by reason of the views which would be possible from openings, would result in a harmful increase in the overlooking of nearby properties which would harm the amenity of the occupiers of nearby properties;
- the proposal, by reason of it being detached, would be out of character with the neighbouring properties;
- the proposal would result in an increase in housing density which would harm the character of the area;
- the parking of additional vehicles, associated with the proposed development, on the highway would harm highway safety;
- future alterations to the proposal, if it was approved, would harm visual and residential amenity; the proposal would damage tree roots;
- the drainage system may not have the capacity to cope with the additional liquid; the loss of trees would harm the appearance of the area;
- the proposal would decrease the value of a neighbouring property; the proposal would not have adequate amenity space and that the dwelling would appear cramped and harm the character of the area.

### **9. Planning Considerations**

#### **9.1The principle of development:**

Policy H16 permits small scale development within certain Housing Policy Boundaries, including the Housing Policy Boundary of Durrington, subject to the proposed development not conflicting with the policies of the Local Plan.

Therefore, policy H16 accepts the principle of development within certain Housing Policy Boundaries subject to the development not conflicting with the policies of the Local Plan.

It is proposed to construct one 2 bed bungalow with an attached garage. The proposed works are considered to constitute small scale development. The proposal falls within the Housing Policy Boundary of Durrington. Therefore, due to the location of the proposal and the type of work proposed, the principle of development is accepted subject to the proposal not conflicting with the policies of the Local Plan.

The following parts of this report assess the proposal against the relevant policies of the Local Plan.

### **9.2 The impact on the amenity of adjacent properties.**

This application is for outline planning permission with all matters, which include access, appearance, landscaping, layout and design, reserved for consideration through a separate application for the approval of the reserved matters, should permission be granted. However, the positioning and footprint of the dwelling is shown in an indicative plan which has been submitted as part of this application. It is also indicated that the dwelling would comprise of one single storey.

It is considered that a single storey dwelling with an attached garage, of the size indicated and in the position indicated, by reason of its size in terms of its height, width and depth, and the separation distance between the structure and the nearest properties, would not result in an unduly harmful increase in any overshadowing or overbearing effect which would be to the detriment of the occupiers of the nearest properties.

The amenity of the occupiers of the properties which are nearest to the proposal would not be harmed through a significant increase in any overlooking resulting from the proposed development, provided that any windows would be on the ground floor only.

Whilst the resultant property would have a very modest garden area, there is no national standard for garden sizes, and given a bungalow is proposed, it would be difficult to justify a refusal of the scheme on the limited size of the planned residential curtilage.

It is consequently considered that the proposed scheme, as indicated, would be achievable without harming the amenity of the occupiers of nearby properties. The proposal is therefore considered to be in accordance with criterion (vi) of policy G2.

### **9.3 The impact on the character and appearance of the area surrounding the proposal site:**

As stated above, this application is for outline planning permission with all matters, which include access, appearance, landscaping, layout and design, reserved for consideration through a separate application for the approval of the reserved matters, should permission be granted. However, the positioning and footprint of the dwelling and attached garage is shown in an indicative plan which has been submitted as part of this application. It is also indicated that the dwelling and attached garage would comprise of one single storey and that the existing hedge and low wall would be retained.

The indicative plan shows that the proposed dwelling would be sited in a position which is forward of the building line of the property to the north east. The siting of dwellings in positions which are forward of strongly defined building lines is not encouraged where the dwellings would appear to be out of character with an important characteristic of the area. However, the building line in Westfield Close is not strongly defined and it is considered that the positioning of the proposed dwelling would not appear to be severely out of character with the loosely defined building line of Westfield Close.

It is considered that the retention of the boundary hedge and low wall would provide an element of screening of views of the proposed single storey dwelling from the public highway, thus reducing the impact that the proposal would have on the character and appearance of the area concerned.

Single storey and two storey dwellings characterise the area concerned. It is considered that the a single storey dwelling of the size indicated, by reason of its height, width and depth, would not be excessive in terms of its size and would not be out of scale with the existing structures in the surrounding area. It is therefore considered that a single storey dwelling of the size indicated would not undermine the character of the area sufficiently to warrant refusal.

It is further considered that the proposal site is of a size which could accommodate a dwelling of an appropriate scale. It is also considered that the construction of a well designed dwelling, which used materials of a reasonable quality, on the proposal site would not harm local character and identity.

It is, therefore, considered that the indicated size and positioning of the proposed dwelling would not detract from the character and appearance of the area concerned. In order to ensure that the building is of single storey construction only and of the footprint indicated only the imposition of appropriate conditions on any permission is recommended.

The proposal is therefore considered to be in accordance with criterion (iv) of policy G2 and policy D2.

#### **9.4 The impact on highway safety:**

As stated above, this application is for outline planning permission with all matters, which include access, appearance, landscaping, layout and design, reserved for consideration through a separate application for the approval of the reserved matters, should permission be granted. However, the positioning and footprint of the dwelling is shown in an indicative plan which has been submitted as part of this application.

The Highways Officer, did not object to the proposal on the grounds of the proposal site not being able to provide a satisfactory access, turning space and level of off street parking.

It is consequently considered that the proposed scheme would be achievable without harming highway safety.

The proposal is therefore considered to be in accordance with criterion (i) of policy G2, policy TR11 and the Wiltshire Local Transport Plan 2011 - 2026 Car Parking Strategy.

#### **9.5 Financial contributions**

On proposal sites where residential development is proposed, a financial contribution, under policy R2, is sought towards the provision of recreational open space. Section 106 agreements are entered into when applicants are willing to comply with the requirements of

policy R2. Due to the proposal being considered at a Committee meeting, it is not considered prudent to enter into a Section 106 agreement. If this application is conditionally approved at a committee meeting it is recommended that the applicant should be required to enter into a section 106 agreement in order to comply with the requirements of policy R2.

Whilst Policy CP3 of the SWCS indicates that a financial payment is required towards affordable housing, the revised draft policy within the WCS does not require a payment for single dwellings. As this is the direction of travel of Council policy, it has been decided that no payment is therefore required towards affordable housing in this instance.

## **10.Conclusion**

The principle of the construction of a dwelling on the proposal site is accepted and despite the small size of the site, on balance, it is considered that the proposed scheme would be achievable without harming the amenity of the occupiers of nearby properties, highway safety and the character of the area. Consequently, a refusal of the scheme may be difficult to justify.

## **11.RECOMMENDATION**

**Planning permission be GRANTED subject to the following conditions and the applicant entering into a section 106 agreement in order to comply with the requirements of policy R2:**

1.The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the provisions of Section 92 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 of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- (a) The scale of the development;
- (b) The layout of the development;
- (c) The external appearance of the development;
- (d) The landscaping of the site;
- (e) The means of access to the site.

The development shall be carried out in accordance with the approved details.

Reason: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

3.An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4. The building hereby permitted shall be of single storey construction only (with no dormer windows or other windows above eaves level), and the footprint of the dwelling shall not exceed that shown on the indicative site plan.

Reason: In the interests of visual amenity.

5. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs 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.

6. No delivery of plant, equipment, materials, demolition or construction work or other building activity shall take place on Sundays or public holidays or outside the hours of 0800 & 1800 Monday to Friday and 0800 & 1300 on Saturdays.

Reason: In the interests of residential amenity

7. The highway kerbs and paved footway shall be lowered across the parking area access.

Reason: In the interests of highway safety.

8. Any gates shall be set back 4.5 metres from the edge of the carriageway, such gates to open inwards only.

Reason: In the interests of highway safety.

9. 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 development shall be carried out in accordance with the approved scheme.

10. The development hereby permitted shall not be first brought into 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.

11. No development shall commence on site until details of the proposed ground floor slab levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

Reason: In the interests of visual amenity.

12. 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.

14. The building hereby permitted shall be of the footprint indicated only.

Reason: In the interests of visual amenity.

15. The development shall be carried out in complete accordance with the following drawings:

Location plan: Date drawn: 03/06/2014 Date received by Wiltshire Council: 14/08/2014

Reason: For the avoidance of doubt.

Informative:

#### 1. 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 [www.wessexwater.co.uk/developerservices](http://www.wessexwater.co.uk/developerservices)

Please note that all sewer connections serving more than a single dwelling require a single adoption agreement with Wessex Water before the connection can be made.

Further information can be obtained from Wessex Water's New Connections Team by telephoning 01225 526222 for Water Supply and 01225 526333 for Waste Water.