

Regulatory Committee

September 18th 2008

List of Applications for Consideration

1. K/58789/RM (page 6)

Reserved matters application for: The erection of 36 houses and 26 flats

At: Former Katherine McNeil Clinic Site, Green Lane ROUNDWAY SN10 5BL

RECOMMENDATION: Defer and Delegate to Planning Services Manager to approve

2. K/59033/F (page 17)

Full planning application for: Four new dwellings

At: Land at rear of 57, High Street, PEWSEY SN9 5AF

RECOMMENDATION: Approve with conditions

3. K/59027/CAC (page 26)

Conservation area consent for: Demolition of outbuildings to facilitate re-development of site to provide four new dwellings

At: Land at rear of 57, High Street, PEWSEY SN9 5AF

RECOMMENDATION: Grant consent

4. K/59006/F (page 27)

Full planning application for: New dwelling in the rear garden

At: Land at rear of 49, High Street, PEWSEY SN9 5AF

RECOMMENDATION: Approve with conditions

5. K/59081/F (page 37)

Full planning application for: Demolition of existing dwelling and erection of replacement chalet-style dwelling

At: April Cottage, Roebuck Meadow, London Road, MARLBOROUGH SN8 2AL

RECOMMENDATION: Approve with conditions

6. K/59094/F (page 43)

Full planning application for: Proposed extension to outdoor equestrian arena

At: Manor Farm, CHILTON FOLIAT RG17 OTJ

RECOMMENDATION: Approve with conditions

7. K/59105/F (page 47)

Full planning application for: Extensions to the Old Chapel

At: The Old Chapel, Church Rd, WOODBOROUGH SN9 5PH

RECOMMENDATION: Refuse

Item 1

APPLICATION NO: K/58789/RM
PARISH: ROUNDWAY
APPLICATION TYPE: Reserved Matters
PROPOSAL: The erection of 36 houses and 26 flats
SITE: Former Katherine McNeil Clinic Site Green Lane Devizes
GRID REF: 401133 159957
APPLICANT: London Green Developments Limited
AGENT: NC Architects Ltd
DATE REGISTERED: 27/05/2008
CASE OFFICER: Richard Cosker

SITE & LOCATION

The site lies in the south east quadrant of the former Roundway Hospital complex. Its northern boundary abuts Byron Road, which divides the north and south parts of Roundway Hospital, whilst the eastern boundary is formed by Green Lane. The site was formerly occupied by a 1960's flat roofed building which was known as the Katherine McNeil Clinic. This building has now been demolished.



Site location plan

SITE HISTORY

K/33069 – demolition and redevelopment as a nursing home – permitted in 1997

K/35133 – 20 bed nursing home with 50 care apartments – permitted 1998

K/42334/O– Outline planning permission for 36 houses and 26 flats – permitted in July 2007.

Members will also be aware that planning permission was granted for the re-development of the northern sector of Roundway Park and this has been completed by David Wilson Homes. A replacement mental health care facility has also been constructed on the eastern side of Green Lane and the new link road to serve the area has been created from Nursteed Road.

DESCRIPTION OF DEVELOPMENT

The site has a very long history with the original outline planning permission being submitted in 2001. Whilst the original outline proposals agreed at the Regulatory Committee in 2002 was for 50 flats and 18 houses protracted negotiations on the required section 106 agreement and other delays meant the permission was not issued until 2007. In that time the outline application was referred back to the committee in May 2007 to consider a change in the mix of units on the site to 36 houses and 26 flats.

The outline planning was supported by an indicative layout which showed the concept of how the site would be developed. The layout submitted with this reserved matters application follows that concept with a main block, which would consist of houses and flats, facing towards the former Roundway Hospital. This block would be designed to reflect the architectural arrangement of that building, but at a smaller scale. The remaining houses would be arranged in blocks along the Green Lane and Byron Road frontages. Further blocks in the central part of the site will create a central square. This layout, as was the case with the approved illustrative layout, results in the loss of a number of Scots Pine trees along the Green Lane boundary. The removal of these has however been recommended by the Council's Landscape Officer subject to suitable replacement planting.

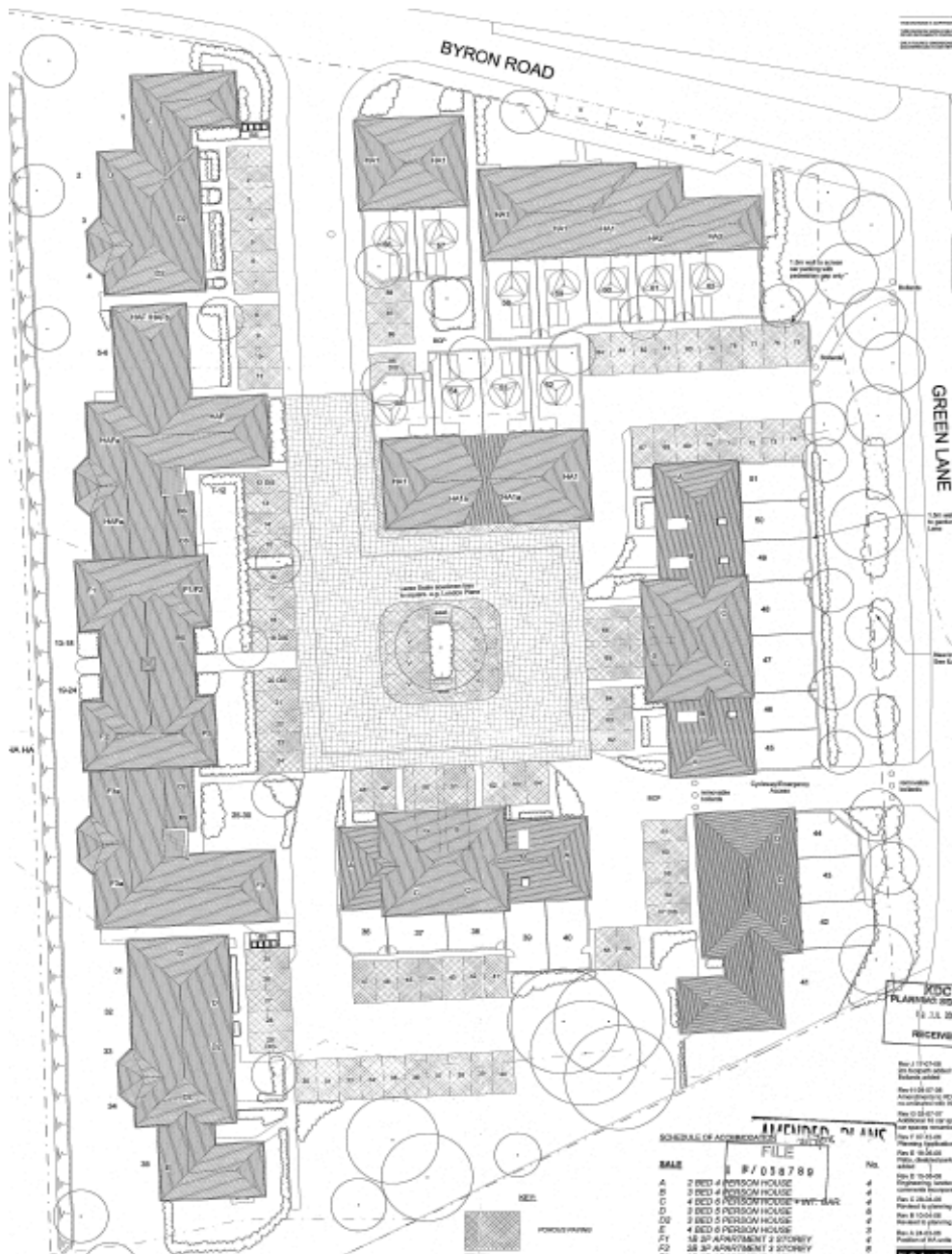
As with the illustrative layout the proposal has only one vehicular access off Byron Road. A second access onto Green Lane is only intended for pedestrians and cyclists, with facilities for emergency vehicle access.

PRINCIPAL AMENDMENT MADE SINCE THE ORIGINAL SUBMISSION

The main changes have included; changes to the internal highway arrangements, the addition of a footpath further down Green lane, changing the fenestration at first floor level facing the adjacent farmhouse and removing the patio doors from the western elevation. The applicant has also submitted further architectural drawings to show how the buildings would be detailed.

ADDITIONAL STATEMENT BY THE APPLICANT

The applicant has submitted a Design and Access Statement with the development which can be viewed on the planning file. The applicant has also submitted an ecological report.



Site layout

PARISH COUNCIL COMMENTS

Roundway Parish Council – The parish council have raised the following comments;

1. There are no recreational, or play areas for young children. This would mean leaving the area across what have become busy roads to use facilities elsewhere.
2. There are only 1.5 parking spaces per dwelling with no areas available for overspill due to the compact use of space in the development areas. Additional vehicles will therefore spill over onto Byron Road and Green Lane, the later of which already has overspill from the hospital. As these routes were designated for emergency vehicle access we find this unacceptable and object to the proposed development.

CONSULTATIONS

County highways (Mark Wiltshire) – At the time of the initial submission concerns were raised concerning the internal road arrangements, the use of shared surfaces and access to one of the parking courts. Concerns were also raised about the lay-by shown on Byron Road as, although it is shown for visitors it would not solely be used for that use. A footpath has been requested to run further along Green lane. Various anomalies and mistakes in the drawings were also noted. Further comments are awaited concerning the amended plans received.

Environment Agency - No objections to the principles of the surface water drainage scheme proposed but further details will be required to discharge the condition imposed on the outline planning permission. Recommend a condition requiring water efficiency measures to be imposed.

KDC Engineer – No objection.

County Ecologist – Whilst previous ecological surveys have taken place on this site they advised that a further survey was needed because of the amount of time that had lapsed. An up to date survey has now been carried out and this has recommended that a further specific reptile survey is undertaken. This work is currently underway.

Wiltshire and Swindon Biological Records Centre – records show badgers were found within 250m of this site.

REPRESENTATIONS

Two letter of representation have been received, one from a nearby resident and the second from the Drews Park Village Association;

1. The new development will increase traffic and certainly result in on-road parking along Byron Road, which is already busy and too narrow. This will be dangerous, noisy and inconvenient for residents.
2. Surprised and concerned about number of housing association dwellings directly bordering Byron Road. There is already affordable housing directly adjacent to our property and also on the other side of the Old Farmhouse complex which is listed. Thought that these properties were meant to be evenly distributed through new developments.
3. Proposed new buildings would overlook our garden and reduce privacy as well as restrict sunlight and increase noise levels. Could the buildings be moved further back?
4. Area is already over-lit at night, this development will make things worse.
5. Feel there should be a longer hedgerow and more green planting along the border of the site to provide more screening.
6. This proposed development so close to a listed building comprising Drews Park needs to be given careful consideration when apply various government standards relating to density and car parking.
7. Anything that detracts from the main access route from Drews Park down Byron Road will adversely affect the quality of life, and possibly safety of residents.
8. The density is at the upper limit in PPG3 and whilst car parking is improved it is still less than Heritage Park. Neither ratio is in keeping with Drews Park and there should be a degree of harmonisation when looking at these factors.
9. At the previous committee members made the recommendation for parking numbers to be increased to 115, this does not appear to have happened.
10. We have some concerns about the provision of rubbish collection and covenants restricting hanging out of washing except in walled gardens and there are still French windows in some on some of the properties on the Drews Park side.
11. The ha ha should be at a higher level on the Drews Park side.

Following receipt of amended plans the occupier of the neighbouring property has said that they are pleased to see some of their concerns about overlooking being addressed. However their previous other issues have not been taken into account relating to road safety, loss of privacy, over-lighting and concentration of affordable housing.

POLICY CONSIDERATIONS

Kennet Local plan - policies PD1, HC29, HC30, HC31, AT9 are relevant to the consideration of this application.

PLANNING OFFICERS COMMENTS

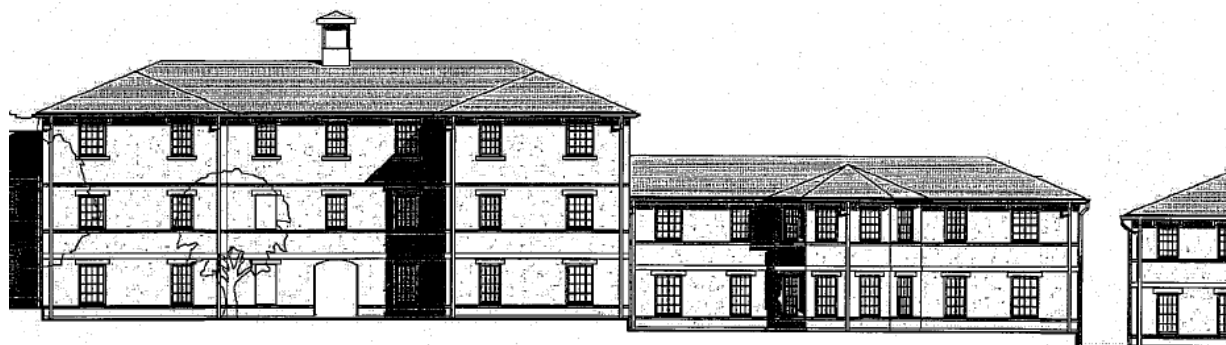
This site consists of previously developed land within the limits of development of Devizes and the outline planning permission has accepted the principle of developing this site with this number and mix of dwellings. The reserved matters application does however raise a number of detailed issues, which together with the comments raised by consultees, will be considered in turn.

Layout, scale and design

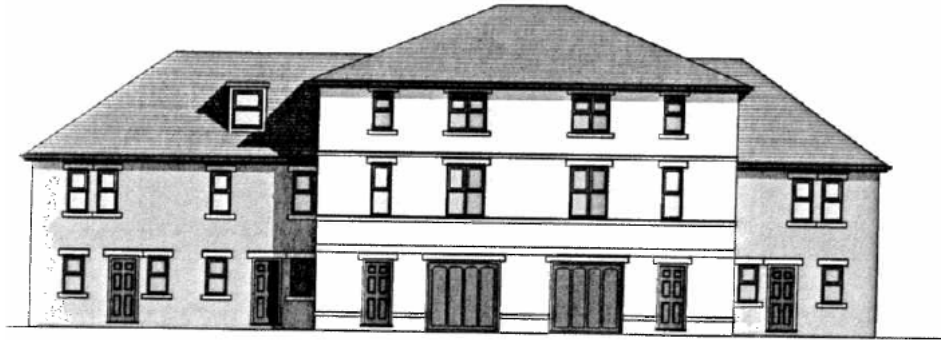
As stated above the illustrative layout at outline stage was very detailed and the layout now proposed shows the same layout. Officers consider that the layout relates well to the surroundings, including the layout of the western block which faces towards the listed former hospital buildings on the opposite site of the adjacent open space. The layout also provides frontage development onto Byron Road and whilst the properties on the Green Lane boundary turn their back on the lane, provision is made for generous landscaping on that boundary to help screen the development from the lane.

The density of 46.6 dwellings per hectare is within the accepted guidelines in Planning Policy Statement 3 and is the same as approved by the outline planning permission. The amount of development on the site is not therefore objectionable.

The buildings on the site are mainly two storeys in height, with ridge heights of up to 8.4 metres, although the two storey elements on the western block are only 7.2 metres in height. A couple of the two storey units in the centre of the site do however have dormer windows and rooflights where there are rooms in the roof. There are also a couple of three storey units within the central courtyard and the central section of the western block is three storeys in height to create an element of architectural interest. Whilst the western block (which is actually three separate blocks) is quite extensive in length, it is well broken up vertically with the use of hexagonal bays and set backs. The design of the northern block is also of the same style as the western block and both blocks incorporate the use of render and natural stone under slate roofs with timber sliding sash windows. The designs of the buildings on the remainder of the site, whilst different in style and including some use of red brick, are considered harmonious with those two blocks.



Part elevation of the western block facing the old hospital



Elevation of building in the centre of the site

Highway and parking issues

It was agreed at the outline stage that a single vehicular access would be provided onto Byron Road with only an emergency access onto Green Lane, which would also act as a cycleway and pedestrian link. The highway authority has no objections to this arrangement but did raise concerns about a number of issues concerning the internal arrangements of the site. Amended plans have been submitted to overcome these concerns and the comments of the highway authority on these amended plans are awaited. One concern that was raised by the highway authority related to the proposed visitor parking bay on Byron Road which they felt would not be used solely for the purpose intended. Officers accept that bay could be used by people unassociated with the site but, having regard to the previous concerns by members about the amount of car parking on the site, it would seem best to retain these additional parking spaces.

With regard to the parking situation, when the outline application was approved by the council at committee in 2007 there was a total of 93 parking spaces shown on the site. Whilst members approved the scheme as shown they did request an informative was placed on the decision notice to advise the applicant that the submission for the approval of reserved matters should contain additional car parking spaces, both for residents and visitors. The application now proposes a total of 103 parking spaces with 92 for the residents and 11 for visitors, which includes those in the Byron Road lay-by. Officers consider that this amount of car parking is acceptable for this site and, having regard to previous appeal decisions on car parking levels in Devizes, the level of car parking would not be a defensible reason for refusal. Members should also note that applicant has worked hard to improve the car parking levels on the site from a previous position agreed by this council. A previous resolution to grant outline permission was for 46 houses and 16 flats with only 66 car parking spaces. The applicant has therefore amended the mix of dwellings and the layout of the site to improve the level of car parking. Officers consider that no further parking could now be achieved on this site, whilst maintaining the agreed number of dwellings, without having a detrimental impact on the appearance and landscaping of the site.

The highway authority has raised no concerns about the impact of the traffic generated by this site on the local highway network. It should be noted that the surrounding roads were designed in full knowledge of the proposed residential development of this site. The highway authority have also advised that, as part of the planning conditions on the outline planning permission, the applicant will be required to undertake works to Byron Road and Green Lane, including traffic calming.

Impact on neighbour amenity

The site is generally well separated from neighbouring dwellings but there are dwellings on the northern side of Byron Road. The modern group of houses are mostly built back from the road behind a car parking court but the gable of one of the dwellings is set just to the north of Byron Road. Whilst windows in the northern block will face towards that dwelling and its

garden, the separation distances are sufficient to ensure no material harm is caused to the occupiers of that dwelling. Number 1 The Old Farmhouse, which is a listed building and part of the historic hospital complex, is the only other dwelling immediately affected by this proposal. This dwelling is again across the road from the site but plot 1 would be within 12 metres of its side wall which contains a number of windows and the front door. The applicant has therefore submitted amended plans removing the first floor windows on the northern elevation of plot 1. A single window and set of patio doors remain at ground floor level but these would have no greater impact on the privacy of the occupiers of The Old Farmhouse than someone walking along Byron Road, no further screening of this property is therefore required. It is therefore considered that, following the amendments, the proposal would have no adverse impact on the amenities of the occupiers of nearby dwellings.

Drainage

A planning condition on the outline planning permission requires details of the surface water drainage system to be submitted to and approved by the local planning authority. That system should include provision to attenuate flood water on site. As part of this application the applicant has confirmed that underground storage will be used to meet the 1:100 year +30% flood event. The Environment Agency is satisfied by this approach but further details will be required to discharge the planning condition.

Affordable housing

With regard to issue raised about the distribution of affordable housing, the council does have a policy concerning this matter which requires it to be clustered in small groups of not more than about 10 dwellings on the site. The concern raised actually relates to the proximity of the affordable housing on the David Wilson Homes site to the north of Byron Road. However in this instance, as the 19 affordable units on the site are in a group of 11 and a group of 8 the proposal is considered to be in compliance with that policy. The fact that 7 of those units front onto Byron Road near to affordable units on the other site does not make the proposal contrary to that policy. It should also be noted that the position of the affordable housing units was shown at outline stage and is set out in the Section 106 legal agreement.

Ecology

Due to the length of time it has taken to issue the outline planning permission some time has elapsed since the last ecological report was undertaken. The District Ecologist therefore requested that such a survey was undertaken. As a result of the initial survey it has been recommended that a further specific reptile survey is undertaken as the site is likely to contain slow worms. The results of this survey will be reported verbally to committee but members should be aware that if slow worms are found to be present it will not prevent the development taking place or require changes to the layout as the habitat itself is not protected. Instead a planning condition would be required to deal with the exclusion and translocation of the slow worms from the site. Such a requirement for an additional condition will be reported verbally at the committee.

Recreation and open space

Concern has been raised that no open space or recreation facilities have been provided on the site. The Council has however agreed to this situation as part of the outline planning permission, where the illustrative layout showed no such space on the site, and commuted sums were agreed as part of the section 106 agreement in lieu of on-site open space provision.

Conclusion

The reserved matters proposed comprise; the same vehicular access point, the same number of dwellings, the same layout, the same scale of the proposed dwellings, the same location of the affordable housing and the same level of open space as shown in the details considered by this council when it permitted the outline planning application. With regard to the car

parking issue, officers consider that the increase in car parking provided should be welcomed and that the level now proposed is the maximum that could be achieved on the site, having regard to the already agreed parameters concerning the numbers of dwellings on the site and the layout of the site. The level of car parking proposed is therefore considered acceptable and as such the application for reserved matters should be approved. As a reptile survey is still outstanding, approval should be deferred and delegated to the PSM

RECOMMENDATION

Defer & Delegate to Planning Services Manager to approve with the following conditions

- 1 This permission relates only to the scheme of development shown on the revised and additional plans 1225-101J, 1225-102H, 1225-110A, 2154/02 Rev B, 2154/04 Rev A, 2154/05 Rev A, C206/P/02 B and Microdrainage Calculation Sheets received on the 16th July 2008.

REASON: For the avoidance of doubt as to the development authorised since the proposal originally submitted has been amended during the course of its consideration.

- 2 **INFORMATIVE TO APPLICANT:**
Your attention is also drawn to the conditions imposed on the outline planning permission reference K/42334/O and dated 27th June 2007.

- 3 **INFORMATIVE TO APPLICANT:**
This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the 22nd June 2007.

- 4 No development shall take place until details of the materials to be used for the external walls and roofs (including samples) have been submitted to and approved in writing by the local planning authority. The details shall include the construction of a sample panel on site of the render finish proposed for units 1-35 and 56-62. Development shall be carried out in accordance with the approved details.

REASON: To secure harmonious architectural treatment.

- 5 Before the construction of any boundary wall(s), railing(s) or fence(s) or other means of enclosure (including any retaining walls or structures) is commenced details of the design, height, position and materials of which they are to be constructed 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: In the interests of visual amenity.

- 6 Notwithstanding the details submitted, before development commences on site full details (including architectural and construction drawings) of; eaves, verges, barge boards, window heads, and cills, plinths, band/string courses, rainwater goods, dormer windows, doors (including garage doors), reveal depths to all windows and doors and details of windows (including surface finishes) to all plots other than 1-35 and 56-62 shall be submitted to and approved in writing by the local planning authority. Works shall be carried out and maintained in accordance with the approved details.

REASON: To secure a harmonious architectural treatment.

- 7 Notwithstanding the details shown on the submitted plans, no development shall take place until full joinery details and the proposed surface finishes for all windows for plots 1-35 and 56-62 have been submitted to and approved in writing by the local planning authority. Elevations shall be at a scale of not less than 1:10 and frame sections and glazing bars etc at not less than 1:2. Development shall be carried out in accordance with the approved details and maintained as such thereafter.

REASON:

To secure harmonious architectural treatment.

- 8 **INFORMATIVE TO THE APPLICANT:**
The applicant should note that the council expects the windows on plots 1-35 and 56-62 to be white painted timber sliding sash windows.

- 9 Notwithstanding the submitted details, and prior to its construction, full details of the proposed 'ha ha' shall be submitted to and approved in writing by the local planning authority. Those details shall include the depth of the proposed 'ha ha' (and confirmation that no safety guard is required to the edge of the 'ha ha'), the finished ground levels on either side of the 'ha ha', details of the finish of the retaining wall within the 'ha ha' and details of the storage and removal of the spoil from the excavations. The 'ha ha' shall be constructed fully in accordance with those approved details prior to the first occupation of the dwellings hereby approved.

REASON:

In the interests of the visual amenity of the area.

- 10 No dwelling shall be occupied until the parking space(s) shown for it on the approved plans, together with the access thereto, have been provided.

REASON:

To ensure that adequate parking space and access has been provided before the occupation of any dwelling in the interests of highway safety and the amenity of future occupants.

- 11 Prior to the first occupation of any dwelling hereby approved the cycleway/emergency access onto Green Lane shall be blocked off to prevent unauthorised vehicular access from or onto Green Lane in accordance with the details first submitted to and approved in writing by the local planning authority.

REASON:

In the interests of highway safety and convenience as the access is not designed or intended for non-emergency vehicular use.

- 12 Prior to the first occupation of any of the dwellings hereby approved, the footpath which continues around the Byron Road frontage to the cyclepath/emergency access on Green Lane (as shown on drawing 1225-101J) shall be completed in accordance with the details first submitted to and approved in writing by the local planning authority.

REASON:

In the interests of highway safety and convenience to users of the highway.

- 13 Prior to the first occupation of any of the dwellings hereby approved , the parking layby on the Byron Road frontage (as shown on drawing 1225-101J) shall be completed in accordance with the details first submitted to and approved in writing by the local planning authority.
- REASON: In the interests of providing the opportunity for additional parking for occupiers and visitors to the site.
- 14 The dwellings hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use at all times.
- REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.
- 15 No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the agreed details.
- REASON: In the interests of sustainable development and prudent use of natural resources.
- 16 **INFORMATIVE TO THE APPLICANT:**
The development should include water efficient appliances, fittings and systems in order to contribute to reduced water demand in the area. These should include, as a minimum, dual-flush toilets, water butts, spray taps and low flow showers (no power showers). Greywater recycling and rainwater harvesting should be considered.
- 17 Prior to the first occupation of any of the dwellings hereby approved details shall be submitted to and approved in writing by the local planning authority of the construction and appearance of the external bin storage area areas. The approved areas and the internal bin store area shown on the approved plans shall be provided before any of the dwellings are occupied and shall thereafter be retained for this purpose.
- REASON In the interests of providing sufficient bin storage facilities and the visual amenity of the area.
- 18 Details of any external lighting, including streetlighting proposed to illuminate the 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 safeguard local amenities and in the interests of the appearance of the area.
- 19 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting or amending that Order with or without modification), no windows, doors or other openings, other than those shown on the approved plans shall be inserted above ground floor level in the northern elevation of plot 1.
- REASON: In the interests of the privacy of the neighbouring properties

- 20 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any other Order revoking and re-enacting or amending that Order with or without modification), no fences, gates or walls or other means of enclosure shall be erected, or placed within the site.

REASON:

In the interests of visual amenity.

- 21 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting or amending that Order with or without modification), no alterations and no additions to, or extensions or enlargements of, the buildings hereby approved shall be erected.

REASON:

To enable the local planning authority to retain control over the enlargement or alterations of the buildings in the interests of the proper planning and amenity area.

- 22 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), the garages hereby approved for plots 37, 38, 47 and 48 shall be retained for the garaging of private motor vehicles associated with the dwelling and for no other purpose.

REASON:

To retain adequate off-street parking provision.

- 23 INFORMATIVE TO APPLICANT:

The Council is required to give a summary of the reasons for this decision and a summary of the development plan policies and proposals relevant to the decision. 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 following policies and proposals in the Kennet Local Plan 2011 namely: policies PD1, HC29, HC30, HC31, AT9 and HH10.

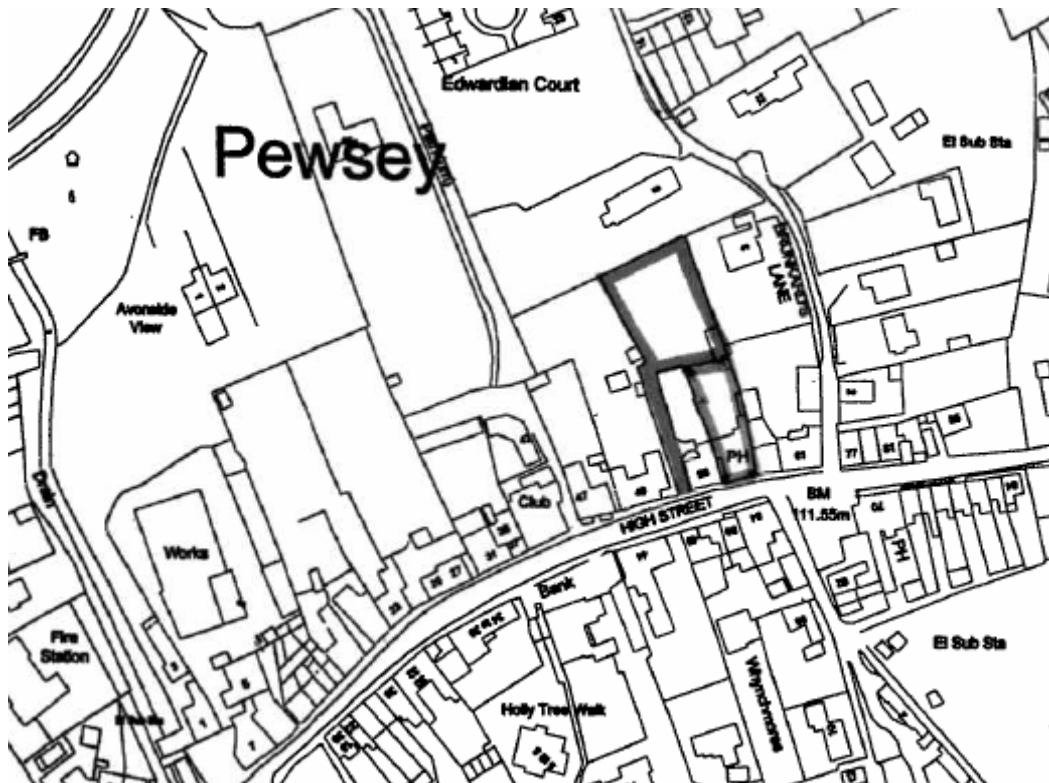
Item 2

APPLICATION NO: K/59033/F
PARISH: PEWSEY
APPLICATION TYPE: Full Planning
PROPOSAL: Four new dwellings
SITE: 57 High Street Pewsey Wiltshire SN9 5AF
GRID REF: 416644 160178
APPLICANT: Mr Jerry Kunkler
AGENT: Michael Fowler Architects
DATE REGISTERED: 02/07/2008
CASE OFFICER: Andrew Guest

SITE LOCATION

No. 57 High Street lies on the north side of Pewsey High Street within the Pewsey Conservation Area and service centre. It comprises the listed Moonrakers public house fronting the High Street and a parcel of land to the rear made up of a small car parking area, a timber store/garage building and an area laid to lawn. Vehicular access to this rear land is via a private drive running between the two neighbouring properties (nos. 49 and 55 High Street). This driveway is in the ownership of no. 57, although it also provides access to off-road parking areas for nos. 49 and 55.

The High Street in this area is characterised by a mixture of commercial and residential uses. The land to the rear of no. 57 is occupied in part by more recent infill developments (nos. 3 and 5 Brunkards Lane) and/or the rear gardens of adjoining residential properties. Ground levels rise away from the High Street.



Location Plan

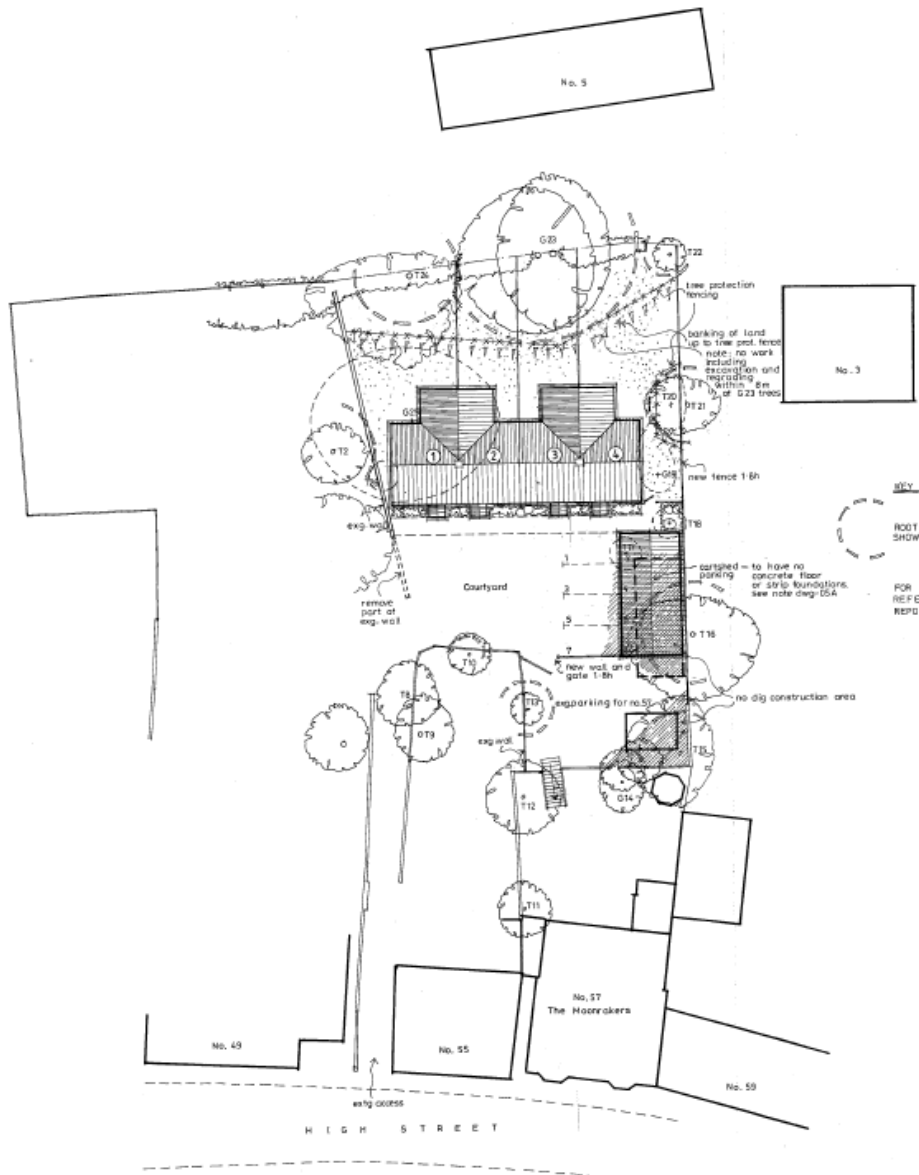
RELEVANT HISTORY

A concurrent planning application to erect a single detached dwelling in the rear garden of no. 49 High Street with access via no. 57's driveway follows this application on the agenda.

DESCRIPTION OF DEVELOPMENT

This application seeks planning permission to erect four terrace houses and a car port on the land to the rear of no. 57 High Street. The traditionally designed, two storey terrace block would run parallel with the properties in the High Street. The detached four bay "cart shed" car port would be positioned perpendicular to the terrace block, next to the boundary with no. 3 Brunkards Lane.

A courtyard would be laid out in front of the terrace and car port providing communal access to the development, as well as continued access to nos. 57 and 49. To allow for the rising ground levels at the rear of the site, the slab for the terrace block would be cut into the ground.



Layout Plan



Elevation Drawings

AMENDMENTS MADE FOLLOWING SUBMISSION

The terrace block has been re-sited further from the boundary with no. 3 Brunkards Lane. The end elevation of the terrace block has been re-designed. A technical specification has been provided for the “no dig” construction areas adjacent to trees. Minor changes to the layout of the courtyard have been made to meet county highway requirements.

ADDITIONAL STATEMENT BY THE APPLICANT

The application is accompanied by a Design and Access Statement, an Arboricultural Report and a further explanatory letter from the agent, all of which can be viewed online or on the working file.

CONSULTATIONS

Pewsey Parish Council: objects for the following reasons -

- * it is considered over-development of the site;
- * There is no independent rear access for the two middle properties in the terrace block;
- * loss of parking at the rear of no. 57 will create parking problems on the High Street;
- * an archaeological survey should be undertaken;
- * additional vehicles will overload the current access which currently serves 3 houses. On a recent visit the PC observed a vehicle trying to reverse on to the High Street;
- * access is substandard with no visibility splays;
- * there is no collection for refuse so it will be placed on the High Street;
- * an application for a single dwelling in Brunkards Lane was refused on safety grounds.

County Highways (Mr Wiltshire): while the access is narrow, and emerges on to the High Street between regularly parked cars, this is an urban situation, and visibility is satisfactory within the available highway area in front of the building line. Speeds at the access point are generally low because of the line of High Street car parking. The land proposed for development has been used for public house parking and the traffic generation of the proposed development plus the house proposed under K/59006/F will not result in a material increase in access use. Similar small residential developments via old narrow access points in strictly urban situations have worked well at Marlborough. Therefore, no objection, subject to the section of wall and the garage being removed at the end of the driveway to allow more room for vehicles to manoeuvre and wait if a vehicle is exiting when another vehicle arrives at the driveway entrance. The size of construction vehicles should also perhaps be controlled.

County Archaeologist: recommends condition.

KDC Landscape and Countryside Officer: no objection subject to conditions.

KDC Conservation Officer: the existing outbuildings to be demolished are relatively modern structures. They have limited architectural and historic interest and make little positive contribution to the overall character of the area. There can be no grounds for objecting to their demolition.

The proposed development appears to be out of step with the historic grain of the settlement. The Conservation Area Appraisal notes that the village remains essentially a nuclear settlement centred around a historic core of built up streets and that buildings "are generally closely related to the layout of streets and paths and there is no strong tradition of backland development". The High Street in particular is characterised by almost continuous built up frontages with the long rear plots which form part of the planned historic layout, accessed via narrow plots set between buildings. The few examples of existing development to the rear of this frontage are closely related to their location and orientation to established black lanes and former service buildings associated with the frontage.

The location and orientation of the proposed dwellings will, in contrast, be largely unrelated to the existing settlement pattern and will appear as an aberration within the village. Such backland development has largely been avoided and acceptance of the current proposal would set an undesirable precedent for the remainder of these rear garden undeveloped areas.

The proposal leaves the listed public house with only a relatively small amenity space and care should be taken that this is sufficient to continue to serve the purpose of the business and dwelling.

The proposed dwellings are designed in a largely traditional terraced dwelling format and are reasonably modestly scaled. The obvious fakery of the chimney stacks, however, which are not reflected in the layout or structure beneath, is regrettable. On this particular occasion it appears to me that slate roofs would perhaps have better reflected a majority of the historic development in the area but the proposed clay tiles are by no means out of character in general.

To conclude, the backland nature of the site and the lack of historic precedent point towards a proposed development that would be out of character with the established settlement pattern and set an undesirable pattern for further sites in this part of the conservation area.

KDC Drainage Engineer: Much of the area is presently permeable and there should be no increased discharge of surface water from the site. There is no public surface water sewer in the vicinity; the preference is for all surface water to be disposed of on site. Some concern about surface water draining down the drive on to the highway and causing a hazard/possible flooding risk.

There will be no refuse collection from the development and refuse will need to be presented at the nearest highway from which there is a refuse collection. Presenting refuse in the High Street may cause an obstruction and be aesthetically unacceptable.

English Heritage: no comments.

Wessex Water: recommends informatives. There should be no surface water connection to foul water sewers.

Wiltshire Fire and Rescue Services: recommends informatives.

REPRESENTATIONS

One letter of objection from no. 3 Brunkards Lane and one letter expressing concern from no. 55 High Street have been received summarised as follows -

- * The development will introduce more traffic on to the High Street from the narrow driveway. There are no passing places (meaning cars will have to, on occasion, reverse up or down the driveway), and with parking in the High Street on both sides of the access, this would be dangerous;
- * There is limited visibility at the access from the High Street, with resulting danger to both vehicles and pedestrians;
- * A pair of semi-detached houses would fit into the surrounding area much better (similar to properties in Brunkards Lane).

POLICY CONSIDERATIONS

Kennet Local Plan - policy PD1.

Central Government policies set out in PPS1, PPS3 and PPG15 are also relevant.

PLANNING OFFICERS COMMENTS

The main issues to be considered in this case are, firstly, the principle of residential development on the site, and then (assuming the principle is agreed) the impact of the specific scheme on the character and appearance of the Pewsey Conservation Area, highway safety and residential amenity.

The Principle of Residential Development

The application site lies within the Limits of Development of Pewsey, close to the village centre with its amenities and services. The site is, therefore, a sustainable location for residential development, in accordance with planning policy set out in PPS3.

The proposal is for four residential units, and as the layout plan shows, these 'sit' comfortably on the site without appearing cramped or over-crowded. Adequate space exists to the front and rear of the units to provide for parking/turning and private amenity space. The density is some 44 dwellings/ha which accords with PPS3 (where the expectation is for at least 30 dwellings/ha). For these reasons the proposal is not considered to be an over-development of the site.

As the site also lies within a conservation area, its 'in principle' acceptability is equally dependent on its impact on this designation. It is considered that the proposed development would not have a detrimental impact on the conservation area, and as such, is acceptable as a matter of principle. The reasoning for this conclusion is set out in the following paragraphs relating to the conservation area.

Impact on Conservation Area

The site lies within the Pewsey Conservation Area. According to PPG15, new development within conservation areas should either preserve or enhance the character and appearance of the designation.

The application site is largely hidden from view from the historic High Street by distance and buildings fronting the street. The impact of the development from public viewpoints would, therefore, be negligible.

Although concern has been expressed about there not being a tradition of backland development in this part of the High Street, this is not considered to be a sound reason to resist this particular proposal. Examples of historic and more recent backland developments exist in the vicinity, including the neighbouring properties, nos. 3 and 5 Brunkards Lane, and nearby no. 43 High Street. Further to the west is the Broomcroft Road housing site where the principle of significant new development to the rear of the High Street has been agreed as part of the Local Plan. Notwithstanding these precedents, the application site is, in event, considered to be detached from the historic garden area associated with no. 57. Its impact on the setting of the historic properties fronting the High Street is, therefore, further limited by this.

Overall it is, therefore, considered that the proposed development would have a very limited impact on the conservation area, both visually and in terms of its historic evolution. The proposed dwellings themselves have been designed in a traditional manner, and so although not readily viewable from public vantage points, would in any event respect local vernacular. This is considered to be in accordance with PPG15.

Highway Safety

Access to the site is via a narrow driveway from the High Street running between nos. 49 and 55. This presently serves a small car park for no. 57 and garages/parking spaces for nos. 49 and 55. Having regard to the potential levels of usage of this driveway by the existing users, county highways has raised no objection to its use for the developments proposed.

Regarding car parking, the proposal is for each of the four houses to have two parking spaces with a courtyard providing extra space for turning and temporary visitor parking. This complies with the maximum parking standards and should not, therefore, lead to extra demands on the limited parking facilities in the High Street.

During construction, construction and delivery traffic would have to use the narrow driveway from the High Street. Planning conditions cannot control the size of vehicles the builder may use as this is a matter for his own management. However, an informative is recommended encouraging use of smaller vehicles.

Refuse from the dwellings would have to be collected from the edge of the High Street, this requiring the owners to 'wheel' their bins up and down the driveway once every fortnight. Again, this is not an uncommon situation where developments are served by private driveways. Appropriate management of this operation by the

residents is the proper course of action to ensure neither obstruction nor nuisance is caused, and consequently it is not a matter that can be controlled by planning conditions.

Residential Amenity

The proposed dwellings have been arranged on the site so as to avoid un-neighbourly relationships with adjoining properties. Specifically, unit 4 has a windowless flank elevation facing no. 3 Brunkards Lane, and all four units are sited approximately 11m from the common boundary with no. 5 Brunkards Lane (giving a 'back to back' separation of approximately 22m). This satisfies the privacy standards set out in supplementary planning guidance. Similar generous separation distances are maintained between the houses and nos. 55 and 57 High Street. As a consequence of these circumstances there would be no adverse impact on the amenities of nearby residents.

Other Matters

Conditions are recommended to deal with the foul and surface water drainage issues raised by Wessex Water and the KDC Drainage Engineer.

The proposal is for just four residential units and consequently falls below any thresholds requiring financial contributions towards local services and facilities.

Conclusion

The proposal is to develop an underused piece of 'backland' to provide four traditionally-styled village homes. This accords with both local and national policy which seeks efficient use of land in such locations in the interests of sustainability and good design. It is considered that the impact on the conservation area would, in fact, be very limited, but in any event the proposal fits in with an established tradition of backland development in this locality. Due to the thoughtful design of the scheme, no harm would be caused to either residential amenity or highway safety. As a consequence of these circumstances the application is recommended for approval.

RECOMMENDATION

Approve with Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years of 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 This permission relates to the scheme of development as submitted except insofar as amended by the revised plans nos. 071101~03B & 071101~05B received on 5 September 2008.

REASON: For the avoidance of doubt as to the development authorised since the proposal originally submitted has been amended during the course of its consideration.

- 3 No development shall take place until details of the materials to be used for the external walls and roofs (including samples) 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: To secure harmonious architectural treatment.

- 4 The development hereby permitted shall not be commenced until details of the final surfacing material for the courtyard has been submitted to and approved by the local planning authority in writing. Development shall be carried out in accordance with the approved details.

REASON:

To secure harmonious architectural treatment.

- 5 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finish levels and contours; means of enclosure; car park layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artifacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc); proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposed restoration, where relevant.

REASON:

To ensure a satisfactory landscaped setting for the development.

- 6 No development shall take place until details of the intended method of construction of the pile foundations for the cartshed have been submitted to and approved in writing by the local planning authority. These details shall specify that no roots exceeding 25mm in diameter are cut. Development shall be carried out in accordance with the approved details.

REASON:

To safeguard important amenity trees.

- 7 No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

REASON:

To safeguard the site of archaeological interest.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting or amending that Order with or without modification), no additions to, or extensions or enlargements of, the building(s) hereby approved shall be erected.

REASON:

To enable the local planning authority to retain control over the enlargement of the buildings in the interests of the proper planning and amenity area.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting or amending that Order with or without modification), no windows, doors or other openings, other than those shown on the approved plans shall be inserted in the east facing side elevation of unit no. 4 hereby permitted.

REASON:

In the interests of the privacy of the neighbouring properties.

- 10 Plans of the means of the disposal of surface water from roads, paved areas and roofs, shall be submitted to and approved by the local planning authority before work commences on site. Development shall take place in accordance with the approved details.
- REASON:
To ensure satisfactory surface water drainage.
- 11 There shall be no, direct or indirect, discharge of surface water to the public foul sewer.
- REASON:
To safeguard the public sewerage system and reduce the risk of surcharge flooding.
- 12 Before development commences on site, details shall be submitted to and approved in writing by the local planning authority of the location and construction of areas for the storage of rubbish bins. The approved area shall be provided before the dwellings are occupied and shall thereafter be retained for this purpose.
- REASON
In the interest of amenity.
- 13 Before any work commences on site the ground floor slab levels shall be agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.
- REASON:
In the interests of visual amenity.
- 14 Before any part of the development hereby permitted is first occupied the access, turning area and parking spaces shall be completed in accordance with the details shown on the approved plans, and shall thereafter be maintained for these purposes.
- REASON:
In the interests of highway safety.
- 15 **INFORMATIVE TO APPLICANT:**
The Council is required to give a summary of the reasons for this decision and a summary of the development plan policies and proposals relevant to the decision. 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 following policies and proposals in the Kennet Local Plan 2011 namely: policy PD1; and Central Government planning policy set out in PPS1, PPS3 and PPG15.
- 16 **INFORMATIVE TO APPLICANT:**
Having regard to the particularly narrow and tortuous nature of the access driveway to the site, the applicant is encouraged to use smaller construction and delivery vehicles to avoid causing inconvenience to other users of the public highway.
- 17 **INFORMATIVE TO APPLICANT:**
The applicant's attention is drawn to the content of the letters from Wessex Water and Wiltshire Fire & Rescue Service.

Item 3

APPLICATION NO: K/59027/CAC
PARISH: PEWSEY
APPLICATION TYPE: Conservation Area Consent
PROPOSAL: Demolition of outbuilding to facilitate re-development of site to provide four new dwellings.
SITE: Moonrakers Inn 57 High Street Pewsey SN9 5AF
GRID REF: 416644 160178
APPLICANT: Mr Jerry Kunkler
AGENT: Michael Fowler Architects
DATE REGISTERED: 01/07/2008
CASE OFFICER: Andrew Guest

BACKGROUND

This application for Conservation area consent accompanies the previous application on the agenda for the erection of four dwellings and a car port on the land to the rear of no. 57 High Street. Conservation area consent is required for the demolition of the existing store/garages on the site only.

The Site Location, Relevant History, Description of Development, Amendments Made Following Submission, Additional Statement by the Applicant, Consultations, and Representations are the same as in the previous application.

POLICY CONSIDERATIONS

Central Government policy set out in PPG15 is relevant.

PLANNING OFFICERS COMMENTS

According to the KDC Conservation Officer, the existing outbuildings are relatively modern structures which have limited architectural and historic interest, and which make little positive contribution to the conservation area. The removal of the outbuildings and their replacement with a new development which, it is considered, would preserve the conservation area is, therefore, supported by PPG15. On this basis the application is recommended for approval.

RECOMMENDATION

Approve with Conditions

- 1 The works for which conservation area consent is hereby granted shall be begun within three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the planning and Compulsory Purchase Act 2004.

- 2 **INFORMATIVE TO APPLICANT:**
The Council is required to give a summary of the reasons for this decision and a summary of the development plan policies and proposals relevant to the decision. These are set out below: The decision to grant conservation area consent has been taken on the grounds that the demolition of the building would not cause any significant harm to the character or appearance of the conservation area. In making this decision the Council has had regard to Central Government policy set out in PPG 15.

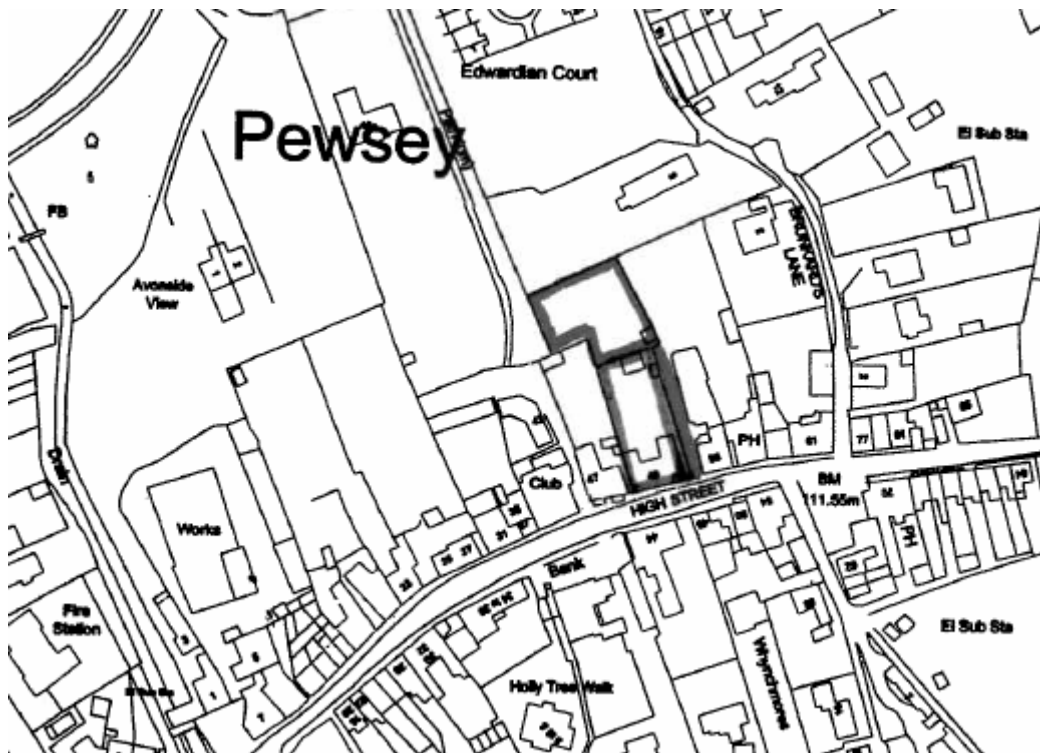
Item 4

APPLICATION NO: K/59006/F
PARISH: PEWSEY
APPLICATION TYPE: Full Planning
PROPOSAL: New dwelling in the rear garden of number 49 High Street, Pewsey together with demolition of the existing single garage.
SITE: 49 High Street Pewsey Wiltshire SN9 5AF
GRID REF: 416619 160169
APPLICANT: Mrs Julie Drake
AGENT: Michael Fowler Architects
DATE REGISTERED: 27/06/2008
CASE OFFICER: Andrew Guest

SITE LOCATION

The application site forms part of the large rear garden of no. 49 High Street, Pewsey, located on the north side of the High Street within the Pewsey Conservation Area and service centre. Access to the site is via a private driveway (in the ownership of no. 57 High Street) currently used to provide vehicular access to garages in the rear garden of no. 49. This driveway runs between the side boundaries of no. 49 and its neighbour, no. 55.

To all sides of the application site are the gardens of adjoining residential properties - no. 57 High Street to the east, no. 5 Brunkards Lane to the north, no. 45 High Street to the west and nos. 47 and 49 High Street to the south. Several mature trees on the boundary with no. 5 Brunkards Lane are the subject of tree preservation orders. Ground level rises gently from south to north.



Location Plan

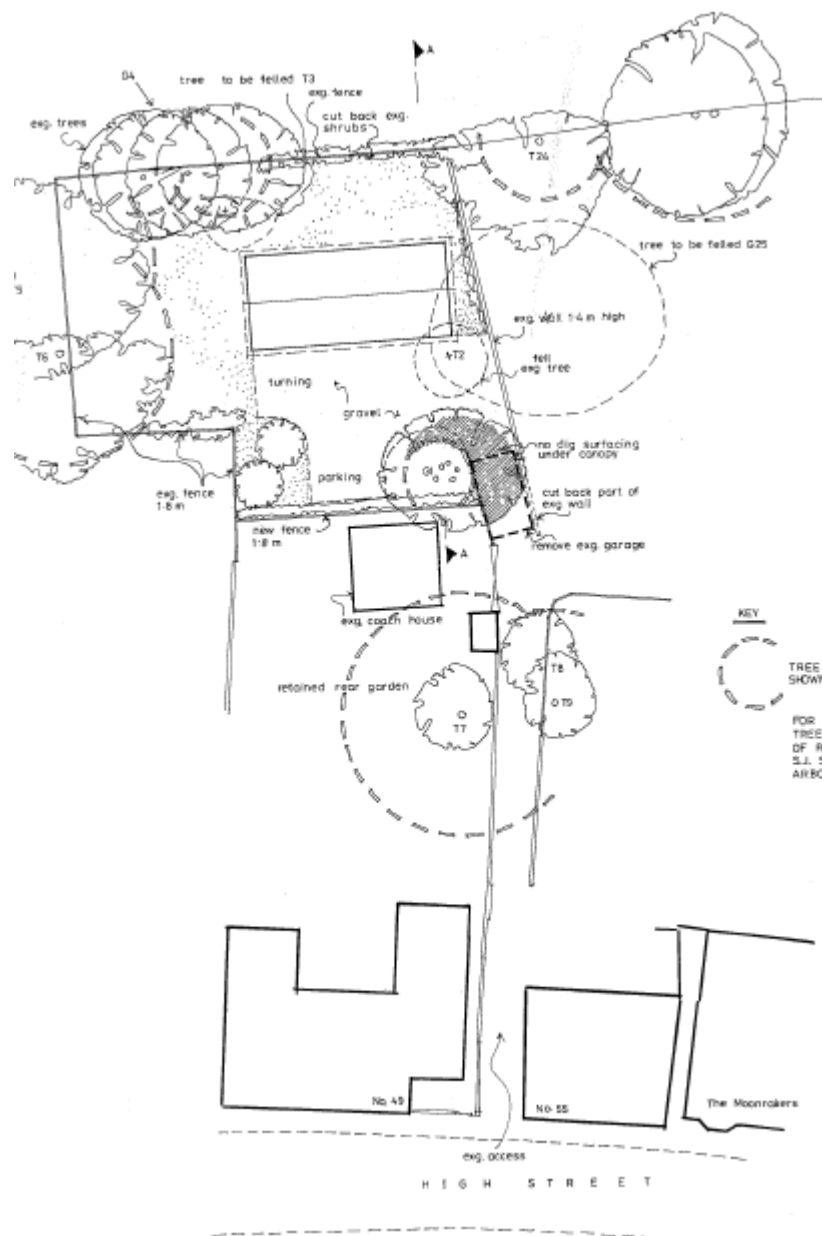
RELEVANT SITE HISTORY

There is no relevant planning history.

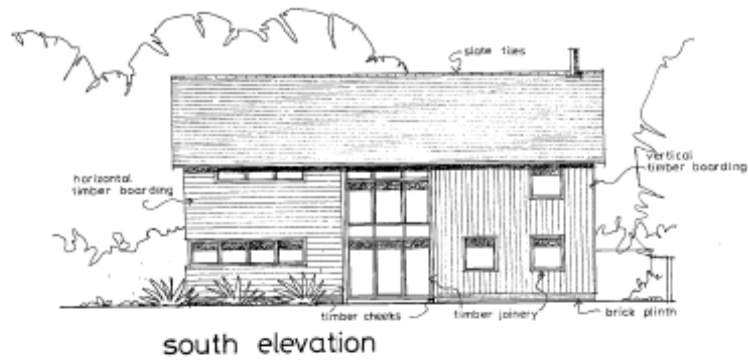
DESCRIPTION OF DEVELOPMENT

The proposal is to erect one detached two storey house on the site with an associated drive and parking area accessed off the private driveway. To achieve this an existing single garage on the site would be demolished and two trees removed.

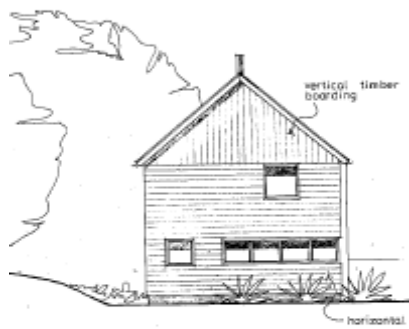
The proposed dwelling is conventional in plan, but with contemporary detailing and materials (vertical and horizontal timber boarding to walls). Its simple design is akin to an agricultural building.



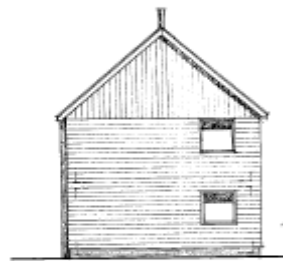
Site Layout Plan



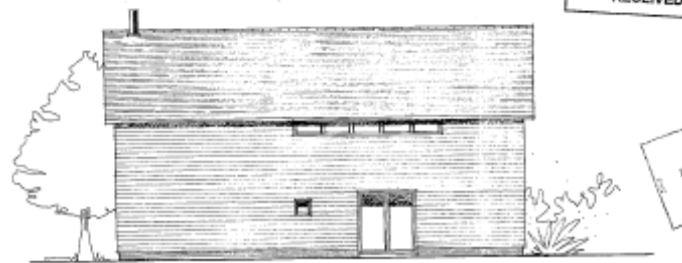
south elevation



west elevation



east elevation



north elevation

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PLANNING SERV
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Elevation Drawings

AMENDMENTS MADE FOLLOWING SUBMISSION

In the light of an objection the dwelling has been re-sited slightly to the east. To achieve workable vehicle turning on the drive a detached garage has been deleted. Additional technical detail has been provided of the 'no dig' construction technique for the drive to safeguard trees.

ADDITIONAL STATEMENT BY THE APPLICANT

The application is accompanied by a Design and Access Statement and an Arboricultural Report which can be viewed on Planning Explorer or the working file.

CONSULTATIONS

Pewsey Parish Council: object for the following reasons -

- * inappropriate design for a conservation area and the surrounding architecture;
- * over-development of the site;
- * loss of privacy for neighbouring property due to the development's raised elevation;
- * additional vehicles will overload the current access which currently serves three houses;
- * access is substandard with no visibility splays;
- * development is within the curtilage of a listed building.

County Highways (Mr Wiltshire): no objection subject to conditions.

County Archaeologist: recommends condition.

KDC Landscape and Countryside Officer: no objection subject to conditions.

KDC Conservation Officer: The proposed development appears to be out of step with the historic grain of the settlement. The Conservation Area Appraisal notes that the village remains essentially a nuclear settlement centred around a historic core of built up streets and that buildings "are generally closely related to the layout of streets and paths and there is no strong tradition of backland development". The High Street in particular is characterised by almost continuous built up frontages with the long rear plots which form part of the planned historic layout, accessed via narrow plots set between buildings. The few examples of existing development to the rear of this frontage are closely related to their location and orientation to established back lanes and former service buildings associated with the frontage.

The location and orientation of the proposed dwelling and garage will, in contrast, be wholly unrelated to the existing settlement pattern and will appear as an aberration within the village. Such backland development has largely been avoided and acceptance of the current proposal would set an undesirable precedent for the remainder of these rear garden undeveloped areas.

The proposed dwelling is designed in a fairly simple pseudo-agricultural style, clad in timber and with a slate roof. However, this is in the centre of the village where a strong formal, largely Georgian, character predominates. Service buildings, outbuildings and commercial buildings generally reflect the materials and designs of the frontage development rather than the agricultural traditions of the surrounding rural fringes and hinterland. There is little precedent for the use of timber within the core of the village itself.

In offering advice in respect of new development within the conservation area the recently adopted Management Proposals recognise that the aspiration for quality of new development within the conservation area which will be valued in the future does not in itself "*imply or preclude working in traditional or new ways, but will normally involve respecting values established through assessment of the significance of the area*". The advice suggests that "*a new building should be in harmony, or complementary to, its neighbours. The footprint of new buildings should respect the existing building pattern or grain. The use of materials generally matching in appearance or complementary to those that are historically dominant in the area is important*".

To conclude, the backland nature of the site and the lack of historic precedent point towards a proposed development that would be out of character with the established settlement pattern and set an undesirable pattern for further sites in this part of the

conservation area. In addition the proposed design of the new dwelling appears out of character with the established built character of the conservation area.

KDC Drainage Engineer: there would be no refuse collection from this site and refuse will need to be presented in the High Street for collection. This could cause both an aesthetic issue and a possible obstruction of the highway.

Wiltshire Fire & Rescue Service: recommends informatives.

REPRESENTATIONS

One objection letter from no. 47 High Street and one letter expressing concern from no. 55 High Street have been received summarised as follows -

- * The development will introduce more traffic on to the High Street from the narrow driveway. There are no passing places (meaning cars will have to, on occasion, reverse up or down the driveway), and with parking in the High Street on both sides of the access, this would be dangerous;
- * There is limited visibility at the access from the High Street, with resulting danger to both vehicles and pedestrians;
- * Insufficient space is retained for parking at no. 49;
- * The proposal represents an over-development of the site. The proposed dwelling, by reason of its large size, is cramped and overcrowded on the site, out of keeping with the character of the area;
- * The proposed dwelling, by reason of its height and the raised ground level relative to nos. 47 and 49, would have a dominating presence over nos. 47 and 49 to the detriment of their setting as listed buildings;
- * The proposed dwelling, by reason of its design and the elevated nature of the site, would overlook no. 47, to the detriment of residential amenity. In particular windows in the house would overlook a patio area and look into windows in the rear elevation of no. 47;
- * Noise disturbance would be caused from the gravel driveway;
- * External lighting should be controlled;
- * The proposal would have a harmful impact on trees.

POLICY CONSIDERATIONS

Kennet Local Plan 2011 - Policy PD1.

Central Government policies set out in PPS1, PPS3 and PPG15 are also relevant.

PLANNING OFFICERS COMMENTS

The main issues to be considered in this case are, firstly, the principle of residential development on the site, and then (assuming the principle is agreed) the impact of the specific scheme on the character and appearance of the Pewsey Conservation Area, highway safety and residential amenity.

The Principle of Residential Development

The application site lies within the Limits of Development of Pewsey, close to the village centre with its amenities and services. The site is, therefore, a sustainable location for residential development, in accordance with planning policy set out in PPS3.

The proposal is for one detached house, and there is sufficient space in the relatively large rear garden to accommodate this. The density equates to 15 dwellings/ha which is below the PPS3 threshold for minimum densities. Consequently, the proposal is not considered to be an over-development. Furthermore, a generously sized area of garden is retained at no. 47.

As the site also lies within a conservation area, its 'in principle' acceptability is equally dependent on its impact on this designation. It is considered that the proposed development would not have a detrimental impact on the conservation area, and as such, is acceptable as a matter of principle. The reasoning for this conclusion is set out in the following paragraphs relating to the conservation area.

Impact on Conservation Area

The site lies within the Pewsey Conservation Area. According to PPG15, new development within conservation areas should either preserve or enhance the character and appearance of the designation.

As with the previous application on this agenda, the application site is largely hidden from view from the historic High Street by distance and buildings fronting the street. The impact of the development from public viewpoints would, therefore, be negligible.

Although concern has been expressed about there not being a tradition of backland development in this part of the High Street, this is not considered to be a sound reason to resist this particular proposal. Examples of historic and more recent backland developments exist in the vicinity, including the nearby properties, nos. 3 and 5 Brunkards Lane and no. 43 High Street. Further to the west is the Broomcroft Road housing site where the principle of significant new development to the rear of the High Street has been agreed as part of the Local Plan. Notwithstanding these precedents, the application site is, in any event, considered to be detached from the immediate historic garden area associated with no. 47 (the boundary between the two 'halves' of the garden distinguished by the original coach house). Its impact on the setting of the historic properties fronting the High Street is, therefore, further limited by this.

Regarding the detailed design of the dwelling, objection has been raised on the grounds that this is out of keeping with the more traditional style of established buildings in the High Street. This is agreed, but as a consequence of its distance and detachment from these other buildings, and the fact that the site is not readily viewable from any public vantage points, it is not considered that the new dwelling would in fact detract from the character and appearance of the conservation area. For this reason an objection based on impact on the conservation area would be difficult to sustain.

Highway Safety

As with the previous application, access to the site is via a narrow driveway from the High Street running between nos. 49 and 55. This presently serves a small car park for no. 57 and garages/parking spaces for nos. 49 and 55. Having regard to the potential levels of usage of this driveway by the existing users, county highways has raised no objection to its use for the developments proposed.

Regarding car parking, a driveway is proposed in front of the house which would provide parking and turning for at least three vehicles. This more than satisfies the maximum parking standards. No. 47 would be left with the coach house and a space in front of the coach house for car parking (two spaces). Again, this satisfies the maximum standard for a house of this size.

Refuse from the dwelling would have to be collected from the edge of the High Street, this requiring the owner to 'wheel' bins up and down the driveway once every fortnight. Again, this is not an uncommon situation where developments are served

by private driveways. Appropriate management of this operation by the owner is the proper course of action to ensure neither obstruction nor nuisance is caused.

Residential Amenity

The proposed dwelling has been sited and designed to avoid adverse overlooking of neighbouring properties. The closest neighbours are no. 47 High Street to the front/side and no. 5 Brunkards Lane to the rear.

At its closest point the corner of the proposed house is approximately 5.5m from the corner of the rear garden of no. 47. However, due to its sizeable garden, no. 47 itself is some 36m from the house. Having regard to this circumstance, together with the fact that the proposed house has been designed with high level windows in the first floor room closest to the boundary with no. 47, it is not considered that an un-neighbourly relationship would result regardless of the changes in levels.

In a similar manner, the proposed house would be relatively close to the rear boundary with no. 5 Brunkards Lane, (some 6.5m from the boundary). However, the rear elevation has again been designed with high levels windows at first floor level in the rear elevation only, this avoiding the possibility of overlooking. Although the house would be visible from both no. 47 and no. 5 (and, for that matter, no. 49), it is not considered that it would be overbearing or un-neighbourly in any other respects.

Regarding the bulk of the house, it would be visible from neighbouring properties. However, again, in view of the distances between the buildings it is not considered that the house would be sufficiently overbearing or dominating to warrant an objection for this reason.

Other Matters

Conditions are recommended to deal with the foul and surface water drainage issues raised by Wessex Water and the KDC Drainage Engineer.

The Landscape and Countryside Officer is satisfied that there would be no harm to preserved trees, and that those trees proposed to be removed are of limited amenity value and not worthy of protection.

Conclusion

As with the previous application, the proposal is to develop an under-used piece of backland, although in this case to provide a single detached dwelling. In view of the constraints imposed by the site a purpose-designed house is proposed to ensure satisfactory relationships with neighbouring properties. Although concern has been expressed from the Conservation Officer, it is considered that no harm would in fact be caused to the Conservation Area in view of the distance and detachment of the site from the High Street and its historic buildings, and the lack of visibility of the site from any public viewpoints. As a consequence of these circumstances the application is recommended for approval.

RECOMMENDATION

Approve with Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years of 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 This permission relates to the scheme of development as submitted except insofar as amended by the revised plans nos. 080308~01E received on 5 September 2008 & 080308~02D received on 7 August 2008.

REASON:

For the avoidance of doubt as to the development authorised since the proposal originally submitted has been amended during the course of its consideration.

- 3 No development shall take place until details of the materials to be used for the external walls and roofs (including samples) 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:

To secure harmonious architectural treatment.

- 4 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of three years from the first occupation or the completion of the development, whichever is the earlier.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) All retained trees shall before any equipment, machinery or materials are brought on to the site for the purpose of the development, be enclosed in accordance with British Standard 5837 (2005) Tress in Relation to Construction at the outer edge of the overhang of their branches by a chestnut paling fence (or other type of fencing agreed in writing by the local planning authority). The exact position of this fencing shall be first agreed in writing with the local planning authority. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON:

To enable the local planning authority to ensure the retention of trees on the site in the interests of visual amenity.

- 5 No development shall take place until details of the 'no dig' construction technique for the driveway has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

REASON:

To safeguard important amenity trees.

- 6 No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.
- REASON:
To safeguard the site of archaeological interest.
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting or amending that Order with or without modification), no additions to, or extensions or enlargements of, the building(s) hereby approved shall be erected.
- REASON:
To enable the local planning authority to retain control over the enlargement of the building(s) in the interests of the proper planning and amenity area.
- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting or amending that Order with or without modification), no windows, doors or other openings, other than those shown on the approved plans shall be inserted in any elevation of the building hereby permitted.
- REASON: In the interests of the privacy of the neighbouring properties.
- 9 Plans of the means of the disposal of surface water from roads, paved areas and roofs, shall be submitted to and approved by the local planning authority before work commences on site. Development shall take place in accordance with the approved details.
- REASON: To ensure satisfactory surface water drainage.
- 10 There will be no, direct or indirect, discharge of surface water to the public foul sewer.
- REASON: To safeguard the public sewerage system and reduce the risk of surcharge flooding.
- 11 Before any work commences on site the ground floor slab levels shall be agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.
- REASON: In the interests of visual amenity.
- 12 Before any part of the development hereby permitted is first occupied the access, turning area and parking spaces shall be completed in accordance with the details shown on the approved plans, and shall thereafter be maintained for these purposes.
- REASON: In the interests of highway safety.
- 13 **INFORMATIVE TO APPLICANT:**
The Council is required to give a summary of the reasons for this decision and a summary of the development plan policies and proposals relevant to the decision. 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 following policies and proposals in the Kennet Local Plan 2011 namely: policy PD1; and Central Government policy set out in PPS1, PPS3 and PPG15.

14 INFORMATIVE TO APPLICANT:

Having regard to the particularly narrow and tortuous nature of the access driveway to the site, the applicant is encouraged to use smaller construction and delivery vehicles to avoid causing inconvenience to other users of the public highway.

15 INFORMATIVE TO APPLICANT:

The applicant's attention is drawn to the content of the attached letter from Wiltshire Fire & Rescue Service.

Item 5

APPLICATION NO: K/59081/F
PARISH: MARLBOROUGH
APPLICATION TYPE: Full Planning
PROPOSAL: Demolish existing dwelling. Erect replacement chalet-style dwelling.
SITE: April Cottage Roebuck Meadow London Road Marlborough Wiltshire SN8 2AL
GRID REF: 419735 169067
APPLICANT: Mr R Milsom (Executor to R M Milsom)
AGENT: Mr Laurie Dobie
DATE REGISTERED: 11/07/2008
CASE OFFICER: Rebecca Hughes

SITE LOCATION

The site lies in Roebuck Meadow, a private road serving four residential properties on the eastern side of Marlborough. Roebuck Meadow is accessed from the northern side of London Road, the entrance being located approx 100 metres east of the junction with Elcot Lane.

April Cottage is the first property on the left hand side of Roebuck Meadow and is currently occupied by a detached bungalow and its garden. The site falls within the limits of development of Marlborough and the North Wessex Downs Area of Outstanding Natural Beauty.



SITE HISTORY

The relevant site history is as follows:

K/50325/F - Approve with Conditions 06/08/2004

Renewal of planning permission for erection of dwelling and garage (this permission is extant)

K/30474 - Approve with Conditions 22/09/1994
The renewal of application K/14067 for a new dwelling and garage

K/37712 - Approve with Conditions 09/09/1999
Renewal of planning permission K/30474 for erection of dwelling & garage.

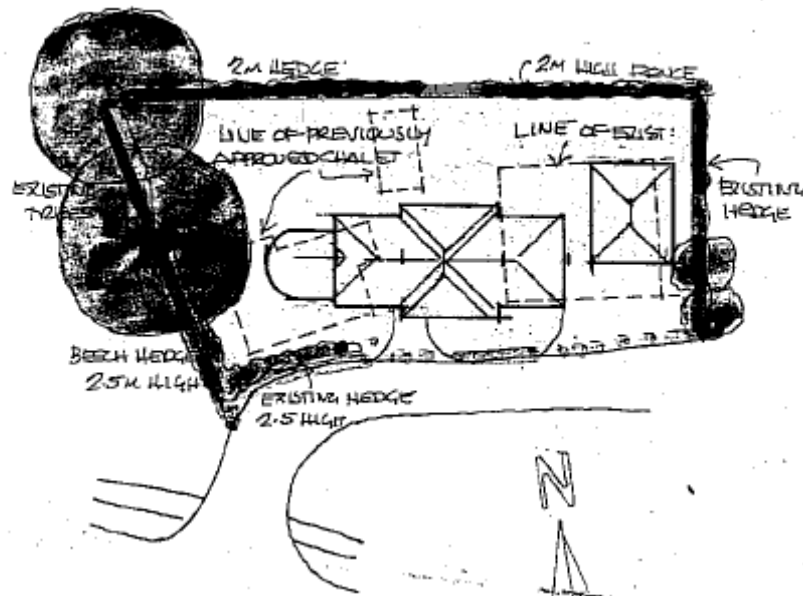
K/14067 - Approve with Conditions 14/09/1989
New Dwelling and garage.

DESCRIPTION OF DEVELOPMENT

The proposal relates to a full application for the demolition of the existing bungalow and replacement with a new chalet style dwelling with detached double garage.

The proposed dwelling would have a length of approx 20m and a maximum depth of approx 8m. The roof is proposed with a hipped profile and would have a maximum height of 6.5m.

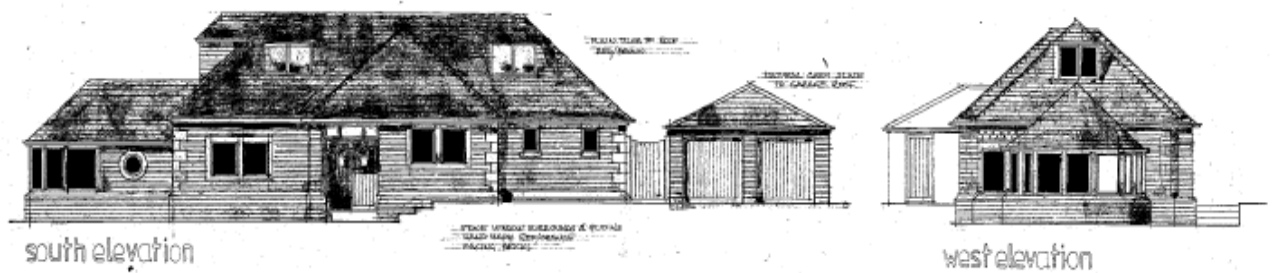
Proposed materials are handmade bricks for the external elevations with stone quoins and window surrounds, plain tiles for the roof of the dwelling and natural grey slate for the garage roof. Windows and doors are to be timber. Access arrangements remain unchanged.



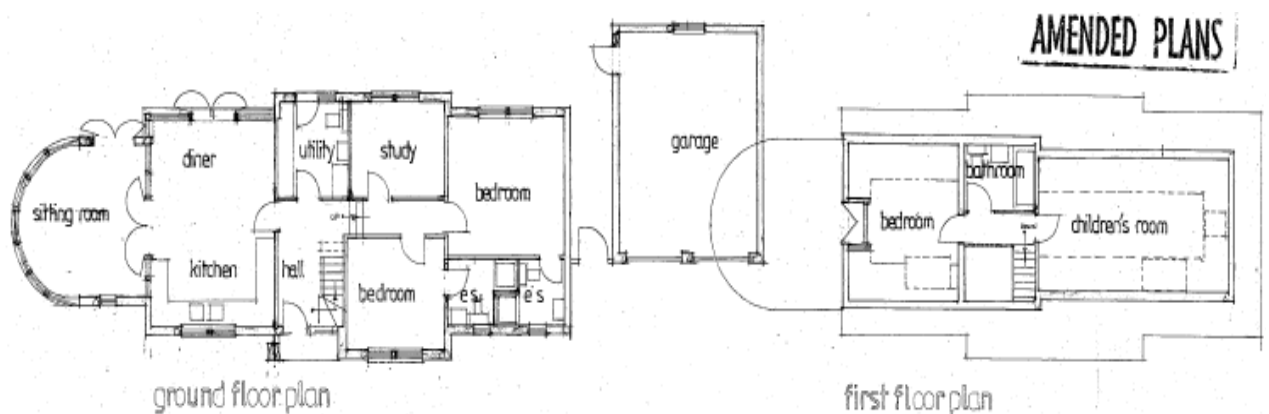
Layout



Proposed Elevations



Proposed Elevations



Proposed Floorplans

PRINCIPAL AMENDMENTS MADE FOLLOWING SUBMISSION

At the request of officers, the length of the proposed dwelling has been shortened by two metres to ensure sufficient space is retained between the development and the trees on the western site boundary.

CONSULTATIONS

Marlborough Town Council – No objections

County highways – No objections

KDC Landscape and Forestry Officer – No objections to amended plans subject to conditions to cover tree protection and submission of landscaping scheme to include details of retained trees and hedges and new planting.

REPRESENTATIONS

Four letters of representation have been received from neighbouring properties. Issues raised can be summarised as follows:

- Development will block light into Istria and its garden;
- Additional surface and foul water may cause drainage problems;
- Concerned regarding damage to private driveway, hedges and utilities - residents should be compensated should this occur and damage put right;

There should be access for residents in Roebuck Meadow at all times with no obstruction of the road (due to parking, construction traffic or materials).

POLICY CONSIDERATIONS

Policy PD1 of the adopted Kennet Local Plan 2011 is relevant to the consideration of this application as is central government guidance contained in PPS1: Delivering Sustainable Development, PPS3: Housing and PPG13: Transport

PLANNING OFFICERS COMMENTS

The principle of the development is acceptable as the site lies within limits of development for Marlborough. In this central location, government guidance in PPS3 allows for redevelopment which is well integrated and complements neighbouring buildings and the local area in terms of scale, density, layout and access.

The proposal is for a chalet style detached property, which has been designed with a relatively low roof height, in keeping with surrounding properties. The scale and form of the proposed dwelling is considered appropriate for the shape, and commensurate with the size of the site. The front of the site is well screened by mature vegetation; therefore only limited views of the proposed dwelling would be possible from outside of the site.

The key issue is considered to be the impact of the proposed development on the amenity of neighbouring properties. The development would be closely related to the two properties which border the site to north - Greenheyes and Istria. The main part of the proposed dwelling would be approximately 8m from the rear site boundary, with an approximate total distance of 14 metres separating the rear building line of the closer of the two properties (Istria) from the proposed development. Although this distance does not meet commonly adopted standards, the design of the proposal with the low eaves and ridge height, and roof profile sloping away from the boundary, is considered appropriate to prevent any significant loss of amenity to the properties to the north of the site. With the exception of one rooflight (serving a bathroom) the north roofslope has no openings, therefore there would be no possibility of adverse overlooking.

The mature vegetated boundaries and the distances separating the proposed development from the residential property to the east of the site and the commercial building to the west would ensure no detrimental impact on these other properties.

When assessing the acceptability of the impact of the proposal on surrounding properties, regard should be given to the previous permission ref: K/50325/F for a new dwelling and detached garage in the garden of April Cottage which remains extant.

The issues raised by third parties regarding drainage problems and damage to private property are private issues which should be resolved between landowners. Notwithstanding this, it should be noted that no objections have been raised to the application by County Highways and in respect of drainage, the applicant intends to connect to the existing mains sewer. Given the existing drainage rights across the site and as the application relates to a replacement dwelling, no significant additional use of this system should occur.

In summary the proposal is considered to be acceptable in all forms and accordingly the approval of planning permission is recommended subject to a number of conditions.

RECOMMENDATION

Approve with Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years of 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 This permission relates only to the scheme of development shown on the revised plans no. 3069.2 received on the 26/8/08.

REASON: For the avoidance of doubt as to the development authorised since the proposal originally submitted has been amended during the course of its consideration.

- 3 No development shall take place until details of the materials to be used for the external walls and roofs (including samples) 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: To secure harmonious architectural treatment.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting or amending that Order with or without modification), no windows, doors or other openings (including rooflights) other than those shown on the approved plans shall be inserted in the north facing roofslope of the dwelling hereby permitted.

REASON: In the interests of the privacy of the neighbouring properties.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting or amending that Order with or without modification), no additions to, or extensions or enlargements of, the building(s) hereby approved shall be erected.

REASON: To enable the local planning authority to retain control over the enlargement of the building(s) in the interests of the proper planning and amenity area.

- 6 Before any work commences on site the ground floor slab levels shall be agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity.

- 7 No development shall take place until there has been submitted to and approved by in writing by the local planning authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. Details shall also include species, sizes at planting, densities, location and numbers.

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

- 8 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the 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.

- 9 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of three years from the first occupation or the completion of the development, whichever is the earlier.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) All retained trees shall before any equipment, machinery or materials are brought on to the site for the purpose of the development, be enclosed in accordance with British Standard 5837 (2005) Trees in Relation to Construction at the outer edge of the overhang of their branches by a chestnut paling fence (or other type of fencing agreed in writing by the local planning authority). The exact position of this fencing shall be first agreed in writing with the local planning authority. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON:

To enable the local planning authority to ensure the retention of trees on the site in the interests of visual amenity.

- 10 **INFORMATIVE TO APPLICANT:**

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

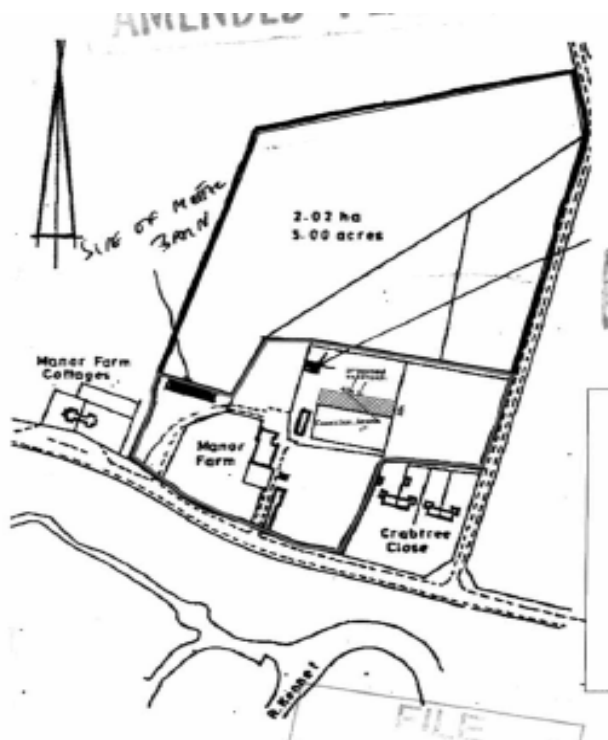
The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the following policies and proposals, namely policy PD1 of the Kennet Local Plan 2011 and central government guidance contained in PPS1: Delivering Sustainable Development, PPS3: Housing and PPG13: Transport.

Item 6

APPLICATION NO: K/59094/F
PARISH: CHILTON FOLIAT
APPLICATION TYPE: Full Planning
PROPOSAL: Proposed extension to outdoor equestrian arena
SITE: Manor Farm Chilton Foliat Hungerford RG17 0TJ
GRID REF: 431413 170648
APPLICANT: Mrs Elizabeth Martin
AGENT: Mr Sidney Webb
Hungerford Design Ltd
DATE REGISTERED: 11/07/2008
CASE OFFICER: Travis Ashford

SITE LOCATION

Manor Farm is located centrally within a small linear grouping of dwellings along the B4192 to the west of the Village of Chilton Foliat. Manor Farm is a grade two listed building with some 7 acres of associated land to the rear and sides. To the east of the main farmhouse are two former farm cottages and to the west are two pairs of semi-detached houses forming Crabtree Close. There are no neighbouring properties to the rear. The site is set within a rural part of the district and is within the AONB.



RELEVANT SITE HISTORY

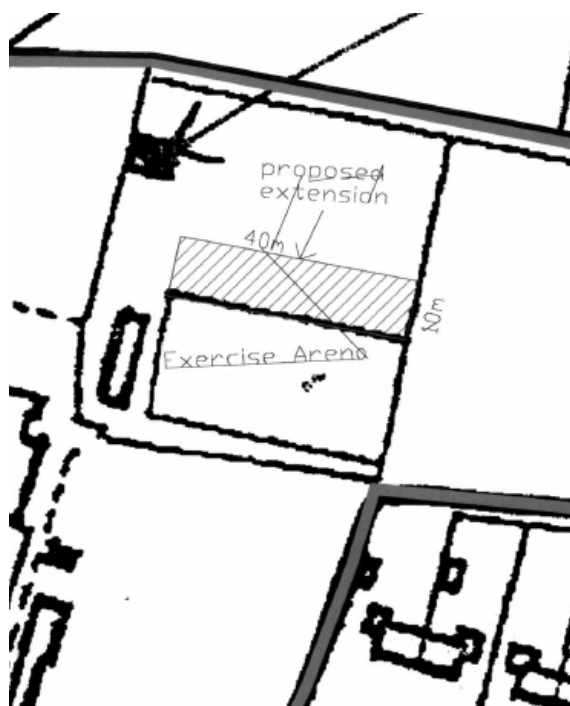
K/42248 - Approve with Conditions 30/11/2001

Alterations to existing barn to accommodate 7 loose boxes and storage, for private and domestic use.

DESCRIPTION OF DEVELOPMENT

Set to the rear of the farmhouse (NE) is an existing outdoor equestrian exercising arena and associated stabling used for domestic equestrian purposes. The arena measures 40m (east to west) by 20m (north to south), totalling 800 square metres. It is bordered by a simple wooden post and rail fence and has a light grey/brown

surface and some jumps. It has apparently been in situ since before 1980. This application is a proposal to enlarge the arena to provide additional space to enable the applicant's daughter to be able to prepare for advanced dressage tests in competitions in the run up to the 2012 Olympics.



Position of proposed extension – north of existing site, away from nearby houses

PRINCIPAL AMENDMENTS MADE FOLLOWING SUBMISSION

On initial submission it was proposed to enlarge the arena eastwards by 20m. However, this has been amended to a 10m enlargement to the north to maintain a satisfactory relationship with Crabtree Close.

CONSULTATIONS

Chilton Foliat Parish Council: No objection, provided there is no increase in traffic levels

REPRESENTATIONS

One letter of support from Barn Cottage.

Three objections from 2 Manor Farm Cottages and 1 & 4 Crabtree Close summarised as follows:

- un-neighbourly development as a consequence of noise and disturbance from use of arena;
- nuisance caused by smells and flies;
- dangerous access to site from public highway;
- landscaping required;
- potential for further development.

POLICY CONSIDERATIONS

Kennet Local Plan - policies PD1 and NR7 are relevant to the consideration of this application, as is government guidance contained in Planning Policy Statement 1 and Planning Policy Statement 7.

PLANNING OFFICERS COMMENTS

The proposed arena enlargement is of an acceptable scale, and it can be suitably accommodated within the boundaries of the site. It is set well back from the road and it is screened in all directions by mature trees and buildings. It will not harm the character or setting of the nearby listed farmhouse. It will be set low within the landscape with a flush profile to adjacent land, and so would not be harmful to the AONB.

The existing arena serves existing stables, and no increase in horse numbers is proposed. The existing access to the rear of the farmhouse and to the arena is not being altered and so there are no implications for highway safety. The arena is not for commercial purposes and so no unacceptable increase in vehicular traffic will result from the continued domestic use.

The siting of the arena enlargement will be over 45m from the Manor Cottages to the west. It is well screened by the farmhouse and mature trees. It cannot be readily seen and it will not adversely impact on the residential amenities of these properties.

Objections have been received from the occupants of No.1 and No.4 Crabtree Close to the east. All four dwellings forming Crabtree Close have long rear curtilages some distance from the existing arena and separated by a surfaced rear access drive. The arena enlargement will not impact on the dwellings visually, and it does not directly border any of the properties curtilages.

It is likely that noise emanating from the existing arena can be heard at Crabtree Close. However, it is not considered that enlargement of the existing arena should add significantly to this. In any event the low level of noise is unlikely to amount to a statutory nuisance being related to private use of the arena only.

No.1 Crabtree Close is the closest property with a corner-corner boundary. However, as this boundary is well screened by mature hedging and trees separating the arena from the gardens. Crabtree Close and the arena occupy the same ground level and no height increase is proposed. Only by standing at the farthest point of the rear of the curtilage can the opposing corner of the arena be seen across the rear access. The proposed expansion of the arena will increase this visibility slightly but at an increased distance and with no height gain. As a consequence the development will not overbear or result in any overlooking or loss of privacy.

The existing arena and the proposed enlargement are both 40m from the closest corner of the rear curtilage of No.4 Crabtree Close. The arena will have a greater degree of visibility than from No.1 but the property is well-distanced and screened. The fact that the arena can be partially seen is not sufficient grounds for refusal itself.

A landscaping scheme has not been requested as this application is only for the proposed expansion by one third of the final boundary length. It is considered that the distance to the rear of Crabtree Close and the existing boundary screening all provide sufficient visual mitigation and obscuration.

RECOMMENDATION

Approve with Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years of 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 This permission relates only to the scheme of development shown on the revised plans 2205-10A received on the 6th August 2008.

REASON:

For the avoidance of doubt as to the development authorised since the proposal originally submitted has been amended during the course of its consideration.

- 3 The material to be used to surface the extended equestrian arena hereby permitted shall match in colour and texture those used in the existing arena unless otherwise agreed in writing by the local planning authority.

REASON:

To secure harmonious architectural treatment.

- 4 The extended equestrian arena hereby permitted shall only be for the private use of the residents of Manor Farmhouse for equestrian activities and not for any trade or business use (including use as a commercial riding school).

REASON:

The local planning authority would wish to give separate consideration to the use of the arena for commercial purposes.

- 5 The extended equestrian arena hereby permitted shall not be artificially illuminated in any way without the prior written agreement of the Local Planning Authority.

REASON:

In order to protect the amenity of the nearby dwellings.

- 6 **INFORMATIVE TO APPLICANT:**
The Council is required to give a summary of the reasons for this decision and a summary of the development plan policies and proposals relevant to the decision. 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 following policies and proposals in the Kennet Local Plan 2011 namely: policy PD1.

Item 7

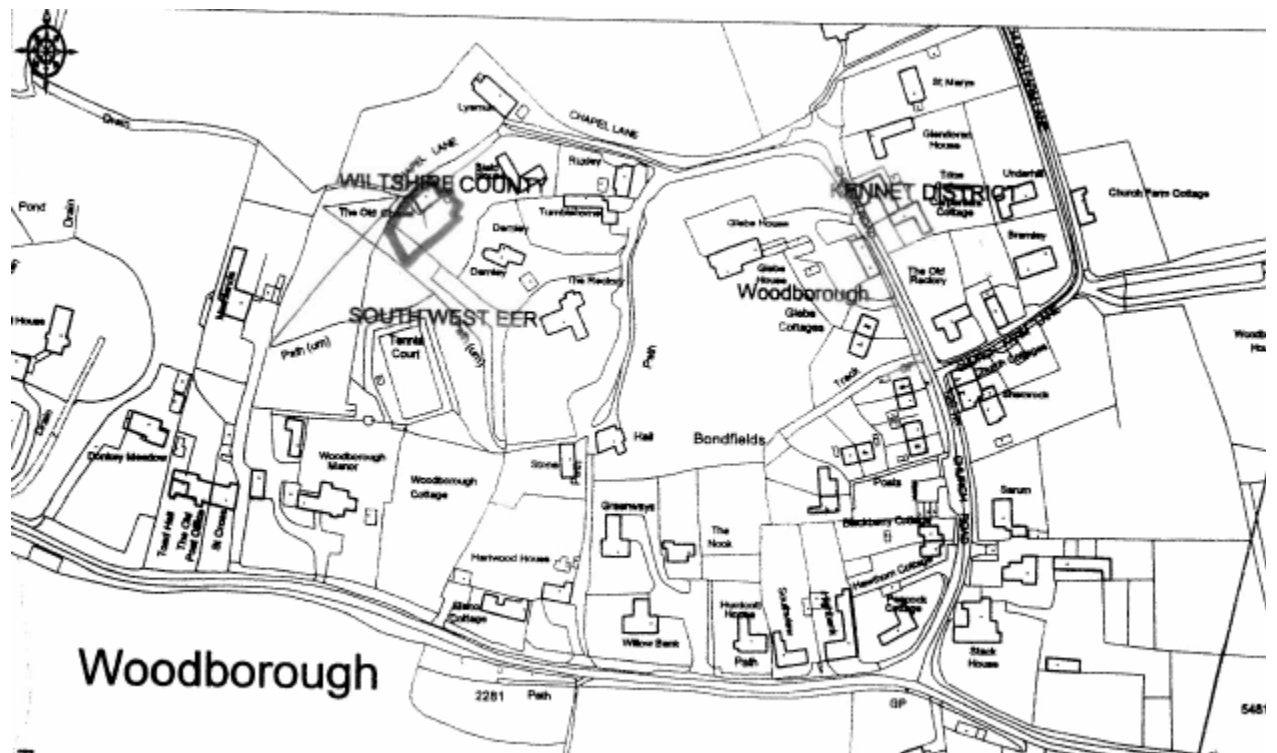
APPLICATION NO: K/59105/F
PARISH: WOODBOROUGH
APPLICATION TYPE: Full Planning
PROPOSAL: Extensions to the Old Chapel.
SITE: The Old Chapel Church Road Woodborough Pewsey SN9 5PH
GRID REF: 411196 160023
APPLICANT: Mr S Campbell
AGENT: Michael Fowler
Michael Fowler Architects
DATE REGISTERED: 15/07/2008
CASE OFFICER: Travis Ashford

BACKGROUND

This application is presented to the Regulatory Committee at the request of Cllr Mrs Triggs.

SITE LOCATION

The Old Chapel is a former chapel converted to a residential dwelling in 1980. It has a simple plain rectangular block design with arched windows and is constructed of redbrick and slate roof tiles. Since its conversion in 1981, a conservatory and small garage have been added. The property is located on the edge of the village on a no-through lane bordering open countryside. The site is within the Woodborough Conservation Area at the end of Chapel Lane with a public footpath running along the NW boundary. The landscape is an important part of the character of the area and the site includes a number of mature trees.



SITE HISTORY

An application was submitted in 2007 to extend the property which was refused on the grounds of adverse impact on the listed building and the conservation area. Following this refusal a revised scheme was received for pre-application advice prior to resubmission. It was still felt that the scheme failed to address the key issues. This scheme was submitted in June 2008 but withdrawn following continued concerns over the proposed scale. It was then resubmitted using the same design.

K/80/0578 - Approve with Conditions 25/06/1981

Use of former chapel as residential premises

K/31148 - Refused 16/03/1995

The erection of a 2 storey extension and alterations; Change of use of paddock to domestic garden

K/39552 - Approve with Conditions 26/07/2000

The erection of a conservatory

K/56939/F - Refused 24/08/2007

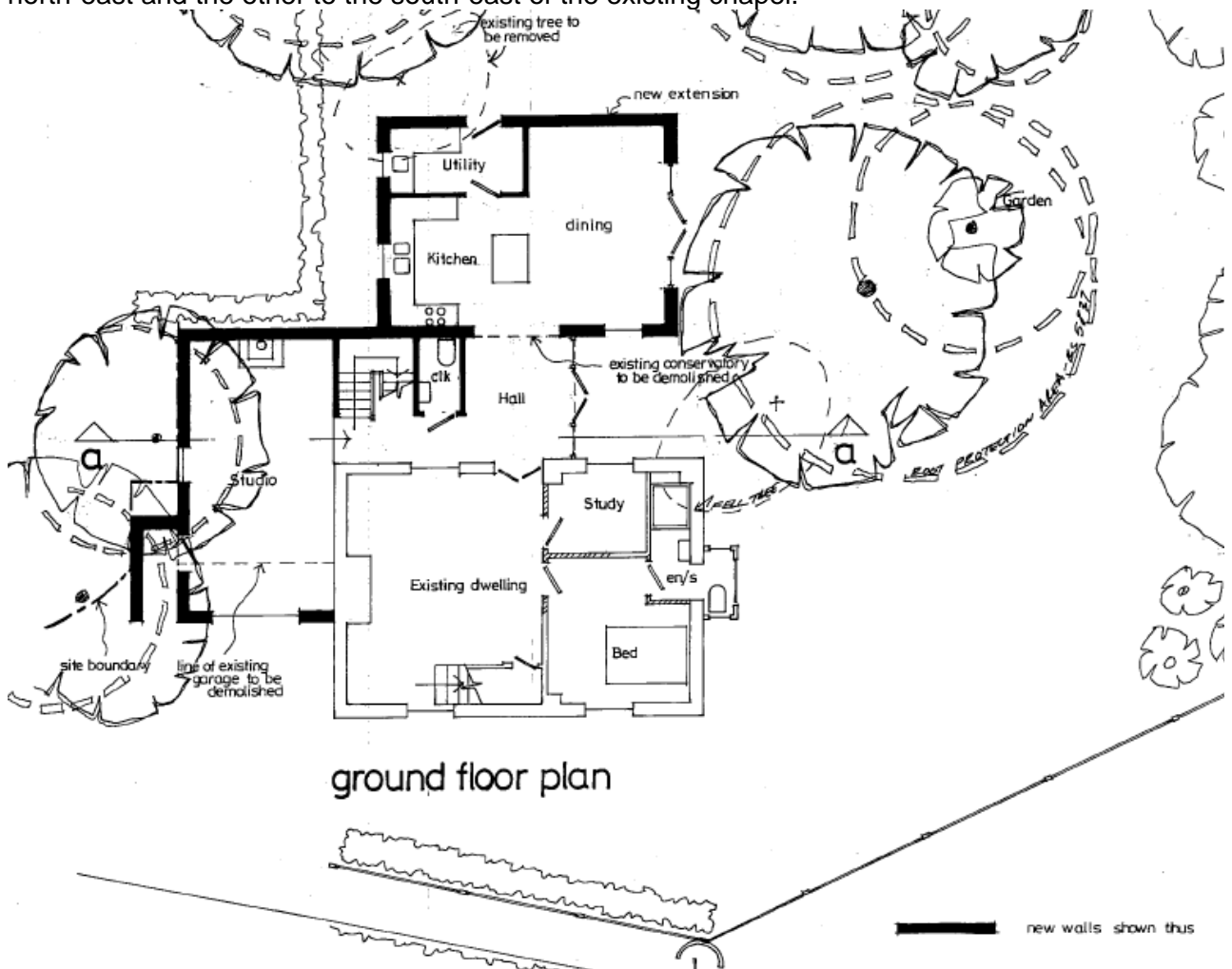
Extensions to property.

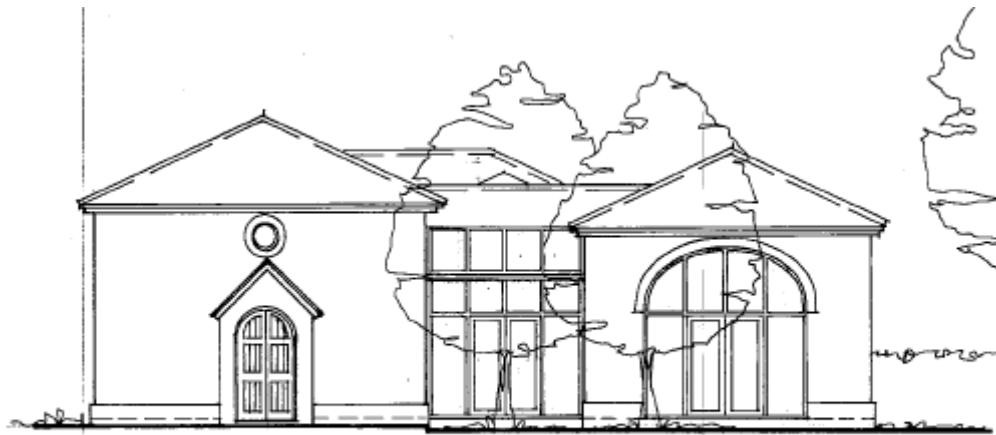
K/58784/F - Withdrawn 01/07/2008

Extensions to The Old Chapel.

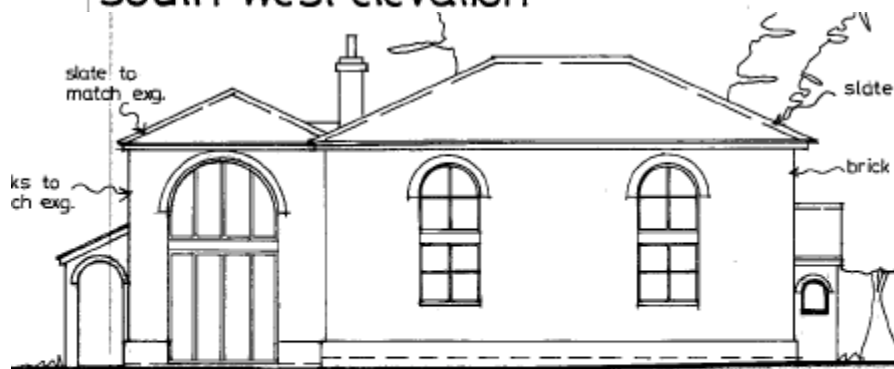
DESCRIPTION OF DEVELOPMENT

The application proposes the construction of two two-storey extensions, one to the north-east and the other to the south-east of the existing chapel.





south west elevation



north west elevation



north east elevation



Existing building, with conservatory set back from front and subservient in scale

CONSULTATIONS

Woodborough Parish Council: The Parish Council has no objection to the planning application. In fact it wholeheartedly supports the current application. Over the years the applicant has made several attempts to come up with plans to extend the living space in the Old Chapel, none of which have been considered suitable. The applicant has made every effort to come up with something sympathetic to the existing building and surroundings that will provide a modern living space, something which is impossible in the current building, yet leave the structure of the Old Chapel untouched and not swamped by new build. The applicant has lived in the village for many years and has, we feel, proposed something that is in keeping with the present structure and will enhance rather than detract from the conservation area and AONB.

KDC Landscape & Countryside Officer: no objection to the proposals subject to the recommendations of the arboricultural report being implemented during the demolition and construction phases.

KDC Conservation Officer: Objects to the scheme. The Old Chapel, built in 1820, is in traditional non-conformist chapel form and much of its character relates to its scale and appearance. These have been largely maintained within the current residential conversion and the building's overall form and high quality brickwork and detailing make a significant contribution to the character of the area. The primary consideration from a conservation viewpoint is the requirement on the Council, under Section 72 of the Act, to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas. PPG 15 outlines government policy towards the historic environment.

Despite the refusal of the previous scheme and pre-application advice given since, the overall level of extension proposed remains considerable and continues to dominate this significant historic unlisted building to an unacceptable level. It appears that few of the issues raised by officers have been addressed and that, whilst the design of the extensions has been altered, the overall impact of the proposals is only marginally reduced. The proposals will fail to either preserve or enhance the character and appearance of the protected area as required and the application should be refused.

POLICY CONSIDERATIONS

Kennet Local Plan – policy PD 1 is relevant. The site is located within the Woodborough Conservation Area, so Government guidance contained in Planning Policy Guidance 15 is relevant.

PLANNING OFFICERS COMMENTS

The intrinsic quality of the existing building is closely related to its scale and form; The original building dates from 1820 and since its conversion in 1981, it has had a traditional conservatory added, set back from the front and a single storey garage. These would both be demolished and a much larger extension added, increasing the footprint of the original building by more than 2.5 times. The size of these extensions dwarfs the original building, adversely affecting its character as a village scale non-conformist chapel. This would be to its detriment, and to the detriment of the wider conservation area.

It states within the design and access statement that the design philosophy is to allow the original building to 'survive in comparative isolated glory'. However, the proposed extensions will not achieve this end, instead dominating the existing typically diminutive chapel building by reason of their size, design and physical attachment. Indeed, the extensions will obscure two elevations and be clearly visible from the opposing two elevations (clearly apparent to those using the adjacent footpath). Although it is proposed to use 'matching materials' it will prove difficult, if at all possible, to successfully and sympathetically construct the extensions so as to appear original or naturally integrated.

Extensions should be subservient to and respect the character and scale of the building to be extended, as the previously approved and built conservatory does. In this case, the proposal fails to do this. The proposed extensions will dominate and detract from the character and appearance of the modest former chapel building as well as the appearance of the conservation area in which it is situated.

RECOMMENDATION:

Refuse

The proposed extensions, by virtue of their size, design, and siting, would dominate and detract from the character and appearance of the modest former chapel building as well as the appearance of the Conservation Area in which it is situated. The proposal is therefore contrary to Policy PD1 of the Kennet Local Plan 2011 and Government Guidance contained within PPG15 'Planning and the Historic Environment'.

