

Schedule Of Planning Applications For Consideration

In The following Order:

Part 1) Applications Recommended For Refusal

Part 2) Applications Recommended for Approval

Part 3) Applications For The Observations of the Area Committee

With respect to the undermentioned planning applications responses from bodies consulted thereon and representations received from the public thereon constitute background papers with the Local Government (Access to Information) Act 1985.

ABBREVIATIONS USED THROUGHOUT THE TEXT

AHEV	-	Area of High Ecological Value
AONB	-	Area of Outstanding Natural Beauty
CA	-	Conservation Area
CLA	-	County Land Agent
EHO	-	Environmental Health Officer
HDS	-	Head of Development Services
HPB	-	Housing Policy Boundary
HRA	-	Housing Restraint Area
LPA	-	Local Planning Authority
LB	-	Listed Building
NFHA	-	New Forest Heritage Area
NPLP	-	Northern Parishes Local Plan
PC	-	Parish Council
PPG	-	Planning Policy Guidance
SDLP	-	Salisbury District Local Plan
SEPLP	-	South Eastern Parishes Local Plan
SLA	-	Special Landscape Area
SRA	-	Special Restraint Area
SWSP	-	South Wiltshire Structure Plan
TPO	-	Tree Preservation Order

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING COMMITTEE

NORTHERN AREA COMMITTEE 15TH JUNE 2006

Note: This is a précis of the Committee report for use mainly prior to the Committee meeting and does not represent a notice of the decision

Item Page	Application No Officer Applicant/ Agent & Site Address Proposal	Parish/Ward Recommendation Ward Councillors
1.	S/2006/0648	DURRINGTON
	Mrs B Jones	REFUSAL
S V	MR PAUL DAVIES 33 HIGH STREET DURRINGTON SALISBURY SP4 8AE DEMOLITION OF EXISTING BUNGALOW & ERECTION OF 3 COTTAGES	CLLR BAKER CLLR RODELL CLLR MRS GREVILLE
2.	S/2006/0764	DURRINGTON
	Mrs B Jones	REFUSAL
S V	MR AND MRS S TYE GARDEN GROUND 193 BULFORD ROAD DURRINGTON SALISBURY SP4 8HB DEMOLITION OF EXISTING BUNGALOW	CLLR BAKER CLLR RODELL CLLR MRS GREVILLE
3.	S/2006/0783	DURRINGTON
	Mrs B Jones	REFUSAL
S V	MR AND MRS S TYE GARDEN GROUND 193 BULFORD ROAD DURRINGTON SALISBURY SP4 8HB DEMOLITION OF EXISTING BUNGALOW AND DEVELOPMENT OF 3 NO DWELLINGS & GARAGE	CLLR BAKER CLLR RODELL CLLR MRS GREVILLE

4.	S/2005/1893	DURNFORD
	Mr S Llewelyn	APPROVAL WITH CONDITIONS
	<p>PEGASUS PLANNING GROUP</p> <p>CHURCH FARM GREAT DURNFORD SALISBURY SP4 6AZ</p> <p>PROPOSED ERECTION OF 5 DWELLINGS, DEMOLITION OF 2 DWELLINGS & FARM BUILDINGS PLUS ASSOCIATED WORKS INCLUDING ON SITE DRAINAGE, OPENSACE AND REMOVAL OF HARD STANDING.</p>	CLLR BRADY
5.	S/2005/1894	DURNFORD
	Mr S Llewelyn	APPROVAL WITH CONDITIONS
	<p>PEGASUS PLANNING GROUP</p> <p>CHURCH FARM GREAT DURNFORD SALISBURY SP4 6AZ</p> <p>CONSERVATION AREA CONSENT TO DEMOLISH FARM BUILDINGS & TWO EXISTING DWELLINGS</p>	CLLR BRADY

Part 1

Applications recommended for Refusal

1

Application Number:	S/2006/0648		
Applicant/ Agent:	PAUL DAVIES		
Location:	33 HIGH STREET DURRINGTON SALISBURY SP4 8AE		
Proposal:	DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 3 COTTAGES		
Parish/ Ward	DURRINGTON		
Conservation Area:	DURRINGTON	LB Grade:	
Date Valid:	24 March 2006	Expiry Date	19 May 2006
Case Officer:	Mrs B Jones	Contact Number:	01722 434388

REASON FOR REPORT TO MEMBERS –S/2006/648

Councillor Greville has requested that this item be determined by Committee due to: the local interest shown in the application

SITE AND ITS SURROUNDINGS

The site is an existing single storey bungalow within Durrington High Street. The site is designated as a Conservation Area, within the Durrington Housing Policy Boundary and Special Landscape Area. The site fronts onto the High Street with a low close boarded fence forming the front and north side boundaries. The south boundary with No 31 is a hedge. The rear elevation has a flat roofed extension. The building is partly weatherboarded, with a tiled roof, and timber/render detail on its upper section.

THE PROPOSAL

Full planning permission is sought to demolish the existing bungalow and replace it with a terrace of three two storey cottages. Three garages and parking spaces would be provided to the rear of the gardens, on the west boundary and served by the adjoining MoD Defence Estates access road from High Street.

The proposed terrace would have a traditional appearance, with porches, chimneys, soldier arches above ground floor windows, and a rendered first floor. An 800mm high boundary wall with railings is proposed, and the existing hedge would be retained on the south boundary along with provision of a 6ft close boarded fence on the north boundary.

PLANNING HISTORY:

S06/649 Conservation consent for demolition of existing bungalow. Approved, subject to conditions requiring a scheme with planning consent.

CONSULTATIONS

WCC Highways	- No objection
Defence Estates	- Objection, development would prejudice redevelopment of MoD site. Dropped kerb would affect footpath, and development would affect visibility splays, visual impact of cars parked, may need to widen footpath on opposite side, reversing cars detrimental to safety, garages may prejudice access to property

Design Forum	on opposite side adjacent to Red House. Premature and may adversely affect proper planning of area.
Conservation	No objection, subject to conditions requiring further 1:20 scaled sections of sills, windows, reveals, barge boards, doors, porches and chimneys. Existing building of no particular merit.
Forward Planning	No objection (see below) Would not appear to have a significant impact on the Defence Agency Land.

REPRESENTATIONS

Advertisement	Yes	Expiry 27/4/06
Site Notice displayed	Yes	Expiry 27/4/06
Departure	No	
Neighbour notification	Yes	Expiry 17/4/06
Third Party responses	Yes	4 letters of objection on grounds of:

Density of development too great and cramped, impact on traffic and parking, style does not complement adjoining thatched cottages, loss of light to kitchen, should be brick, stone and flint and perhaps thatch, would destroy appearance of High Street, overlooking and loss of privacy, danger to pedestrians, gardens too small, noise, plans inaccurate, too high, no terraces in High Street, single family home preferable and more in keeping with character of area.

MAIN ISSUES

1. Principle and demolition of existing bungalow.
2. Character, scale and design and impact on setting of listed building and Conservation Area
3. Neighbouring amenities
4. Highway Issues and adjacent Defence Agency Site
5. Public Open Space

POLICY CONTEXT

Adopted SDLP G2, H16, D2, R2, CN5, CN8, CN9, CN10, CN11 and CN12
PPG3 and Creating Places (Design Guide SPG)

PRINCIPLE AND DEMOLITION OF EXISTING BUNGALOW

The existing structure to be demolished is a single storey bungalow, and whilst no evidence has been submitted, its historic relevance may relate to Defence Agency activities within Durrington. The building is partly timber boarded, with a white and black panel detailing on its upper portion, and tiled roof. The rear elevation has a single storey flat roof extension, which is not considered to be attractive within the Conservation Area. The Conservation Officer and Design Team have considered the contribution made by the dwelling within the Conservation Area. The Conservation officer is happy that the existing bungalow does not make a significant contribution to the Conservation Area and that its loss would not be problematic, provided the corner plot is redeveloped suitably.

The internal design team similarly considered that the building to be demolished was of no particular merit in terms of townscape and not worthy of listing. However, the replacement scheme must enhance the character of the Conservation Area.

Policy CN9 states that in Conservation Areas, demolition will only be permitted where the structure is wholly beyond repair of a character inappropriate to the Conservation Area there are overriding highway or safety reasons where planning permission has been granted for the site.

The building is not wholly beyond repair, and there are no overriding highway reasons for its demolition. However, it could be argued that a suitable replacement scheme could contribute

more to the character of the Conservation Area than the existing bungalow, which is of no particular historical or architectural merit.

Conservation have raised no objection to the proposed demolition, provided replacement dwelling/s are constructed in its place, to maintain the amenities of the streetscene within the Conservation Area.

The proposal for demolition would only be acceptable under Policy CN9 (iv) if a scheme for the replacement of the building being granted planning permission. Therefore, the proposal to demolish would be acceptable under Policy C9, subject to the applicant receiving planning consent to replace the building with a suitable scheme.

The site lies within the Housing Policy Boundary for Durrington, and therefore, a replacement residential scheme is acceptable in principle under Policy H16.

CHARACTER, SCALE AND DESIGN AND IMPACT ON CONSERVATION AREA AND LISTED BUILDINGS.

Several third parties and the Parish Council have objected to the proposal on the grounds that three dwellings would be overdevelopment of the site. However, it is considered that it is the bulk, scale and appearance of the replacement structure that is material to determining the impact on the Conservation Area, rather than the *density* of the unit. For example, one large detached dwelling could occupy the same site area and volume as three small terraced units. Therefore, provided the scale, design and appearance of the development would preserve or enhance the character of the Conservation Area, it is considered that Policies CN5, CN8 and CN11 could be satisfied.

The Conservation Area has a very mixed character, and properties in the vicinity are constructed from a mix of materials, including thatch/flint (Nos 29 and 31, which are listed) and Willow Cottage, brick with stone quoins (No 41) modern/dormer bungalows (Nos 28 and 30) and render (No 34). The buildings generally have spacious plots, and are set slightly back from the pavement line. It is noted that Scotia is located close to a bend in High Street, and therefore, the plot appears to be sited on a pinch point within the Conservation Area. Dwellings are mainly two storey in this area.

The proposal has not been accompanied by a design statement. However, the Council's officer design team consider the proposal to be acceptable, and could actually *enhance* the character of the Conservation Area, provided the development is executed to the high quality that the Conservation Area status demands.

The Conservation officer noted that the proposed cottages are set closer to the road than the existing bungalow, but back from the line of the adjacent listed building. The gap shown on the previous plans was incorrect and has been amended to correctly represent the frontage and spacing between buildings. The gap shown on the revised drawing gives sufficient breathing space for the listed building, and its setting should not be harmed. In principle, the Conservation Officer is generally satisfied with the design of the proposed cottages, and so long as the materials are high quality, it is considered that the result could be quite attractive. Bricks and roof materials should be conditioned and garage roof materials should match the dwellings. However, the Conservation officer does not consider that the railings to the front of the development are appropriate, and either hedging or picket fence should be conditioned more appropriately within the Conservation Area. The proposal would therefore be in accordance with Policy CN5, CN8, CN9, CN10, CN11 and CN12 of the SDLP.

PPG3 supports greater densities for residential development within settlements, but suggests that this should not be at the quality of the built environment. Policy D2 states that proposals for infill development will be permitted where proposals respect or enhance the character or appearance of the area, in terms of:

- i) the building line, scale, heights and massing of adjoining buildings and the characteristic building plot widths
- ii) the architectural characteristics and the type, colour of the materials of adjoining buildings and
- iii) the complexity of richness of materials, form and detailing of existing buildings, where the character of the area is enhanced by such buildings and the new development proposes to replicate such richness.

The existing plot width would be subdivided to the rear, but to the front, the terrace would present a single frontage. The footprint of the development is generally comparable with the footprint of the adjoining semi detached cottages, Nos 29 and 31, and would not therefore appear to be excessive within the streetscene.

The height of the terrace is also considered to be acceptable in relation to the adjacent listed thatched cottages, being virtually the same, and would not therefore be unduly dominant within the streetscene. Whilst the rear gardens would be smaller than those of nearby properties, the Local Plan does not provide guidelines for garden areas, and the smaller plots are not considered to cause any visual detriment to the character of the Conservation Area, as the gardens are not visible from the streetscene. Criteria (i) is therefore considered to be satisfied by the development.

Criteria (ii) and (iii) refer to architectural characteristics and richness. Whilst these requirements have been broadly reflected in the proposal, further details would be required by the Conservation Officer, to ensure quality in the finished development and the proposal is on balance considered to comply with Policy D2 of the SDLP.

IMPACT ON NEIGHBOURING AMENITIES

Policy G2 provides general criteria for development and also seeks to ensure the avoidance of unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings, to the detriment of the occupiers.

Several third parties have raised objections on the grounds of overlooking and loss of light. Adjacent No 31 includes two single storey rear extensions, and appears to have obscured glazing to its side door. The proposed terrace would lie to the north of the single storey rear extensions, which are both set back from the boundary. Whilst the side elevation of the new terrace would be visible from any side windows, the terrace would be about 4.5m from the extension, and due to its northern position, is unlikely to detrimentally affect light levels reaching the side of No 31. The main rear outlook from No 31 would not be materially affected.

There is also some concern that the first floor of the terrace would overlook dwellings on the opposite side of High Street. However, given the separation by the road, and the normal relationship between two storey dwellings separated by a road or street, overlooking is not considered to be a valid ground for refusal in this case.

The proposed side elevations of the terrace would not include windows, and it is considered that the right of future occupiers to either add windows, extensions, rooflights or dormers should be removed, to protect the amenities of adjoining occupiers, and prevent future overlooking. The proposal would therefore satisfy Policy G2 (vi).

HIGHWAY SAFETY AND ADJACENT DEFENCE AGENCY SITE.

The Defence Estates have raised several highway objections to the development, primarily on the grounds that the development could prejudice future redevelopment of their site and a long dropped kerb would be required for the garage access. However, the applicant has indicated on the plans that there would be no alteration to the existing access to the site, which would serve all three garages and would therefore not require any alteration to the kerb line.

The Highway Authority has considered the Defence Agency objection, and have raised no objection, as in their opinion, the development would not affect the future viability of a housing development on the Defence Agency site. However, the Highway Authority have requested conditions to secure provision of a 2.0m wide pavement across the High Street frontage, and to maintain a visibility splay past the existing entrance to the garages and within the red line of the application.

The Defence Agency own the access road which would serve the development, and have been served with the appropriate Article 6 notice. However, the red line plan of the application does not include the private access, and therefore, the Local Planning Authority is not satisfied that the development could be served by a vehicular access from the Highway as indicated on the plans. Therefore, the development would be contrary to Policy G2 (i) as it has not been demonstrated that the development could be provided with a satisfactory means of vehicular access.

PUBLIC OPEN SPACE

The applicant has entered into a Section 106 Agreement and submitted the appropriate funds, in accordance with Policy R2 of the SDLP. However, Policy R2 should be added as a reason for refusal, for appeal purposes.

CONCLUSION

The application site lies within the Durrington Housing Policy Boundary and Conservation Area. It is considered that the bulk, height and scale of the proposed replacement building (which would comprise three terraced dwellings) would enhance the character of the streetscene and would not cause undue harm to neighbouring amenities. However, it has not been demonstrated on the red line site plan that the development could be served by a satisfactory means of vehicular access, contrary to Policy G2 (i)

Recommendation:

Refusal:

1. The Local Planning Authority is not satisfied that it has been sufficiently demonstrated that the development could be provided with a satisfactory means of vehicular access from the public highway, contrary to Policy G2(i).
2. The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the Adopted Replacement Salisbury District Local Plan, as appropriate provision towards public recreational open space has not been made.

INFORMATIVE

1. It should be noted that the reason given above relating to Policy R2 of the Adopted Replacement Salisbury District Local Plan could be overcome if all the relevant parties agree to enter into a Section 106 legal agreement, or if appropriate by condition, in accordance with the standard requirement for recreational public open space.

And contrary to the following policies of the adopted Salisbury District Local Plan:

G2 General Principles for Development

Application Number:	S/2006/0764		
Applicant/ Agent:	MR AND MRS S TYE		
Location:	GARDEN GROUND 193 BULFORD ROAD DURRINGTON SALISBURY SP4 8HB		
Proposal:	DEMOLITION OF EXISTING BUNGALOW		
Parish/ Ward	DURRINGTON		
Conservation Area:	DURRINGTON	LB Grade:	
Date Valid:	6 April 2006	Expiry Date	1 June 2006
Case Officer:	Mrs B Jones	Contact Number:	01722 434388

REASON FOR REPORT TO MEMBERS –S/2006/764

Councillor Rodell has requested that this item be determined by Committee due to: the local interest shown in the application

SITE AND ITS SURROUNDINGS

The site is an existing bungalow set in spacious grounds on Bulford Road, in Durrington. The site is designated as a Conservation Area, within the Durrington Housing Policy Boundary and Special Landscape Area. The dwelling was designed by architect Robert Townsend, and is of some architectural interest. The building was designed as a doctor's surgery and a home, and Townsend is generally considered to be a significant 20th Century architect.

THE PROPOSAL

Conservation Area consent for demolition of the existing bungalow is sought, with replacement dwellings being the subject of planning application S/06/783. The main issue for this application is the impact of the demolition on the character of the Conservation Area.

PLANNING HISTORY:

S06/252 Demolition of existing bungalow Withdrawn

CONSULTATIONS

Conservation - Objection

REPRESENTATIONS

Advertisement	Yes	Expiry 11/5/06
Site Notice displayed	Yes	Expiry 11/5/06
Departure	No	
Neighbour notification	Yes	Expiry 2/5/06
Third Party responses	Yes	One letter from the 20th Century Society , stating that the house must be assessed by English Heritage for its architectural and historic interest, with a view to spot listing. 2 specific letters of objection to demolition application from third parties. Other letters on the planning application file, stating arguments both for and against the demolition.

MAIN ISSUES

1. Impact on character of the Conservation Area

POLICY CONTEXT

Adopted SDLP CN8, CN9, CN10, CN11 and CN12

IMPACT ON CONSERVATION AREA

The Conservation Officer has objected to the demolition of the bungalow, on the grounds that it is considered that this building makes a positive contribution to the character of the Conservation Area.

SDC has recently commissioned an appraisal of the Conservation Area by external consultants. The CA appraisal defines this area as a sub-area (Bulford Road) within the wider Conservation Area. The consultants consider that this area has a healthy mix of building styles and uses not generally seen elsewhere in the CA. In particular, they draw attention to the Robert Townsend building on the grounds that it makes a positive contribution to the Conservation Area and suggest that it should be listed (in the appendix) as a building of local significance. PPG15 recognises that some buildings are of local interest but may not be of listable quality, nevertheless these buildings are important. The fact that the office block, also by Robert Townsend, sits almost opposite the site adds to the value of the building, as the two buildings together form a small and very unusual group of modernist architecture.

English Heritage is currently considering spot listing the building, and Members will be updated at committee.

Policy CN9 states that in Conservation Areas, demolition will only be permitted where the structure is

- wholly beyond repair
- of a character inappropriate to the Conservation Area
- there are overriding highway or safety reasons
- where planning permission has been granted for the site.

The building is not wholly beyond repair, and there are no overriding highway reasons for its demolition. Furthermore, it could be argued that its character is appropriate to the Conservation Area and makes a contribution to its character, for the reasons described in the Appraisal.

CONCLUSION

The proposal for demolition would therefore be contrary to Policy CN9 of the SDLP, as the existing building is considered to make a positive contribution to the Conservation Area.

Recommendation: Refusal

1. The proposed demolition of Garden Ground would not preserve or enhance the existing character of the area, and the loss of the building, which is considered to make a positive contribution to the character of the area, would be harmful to that character. The proposal would therefore be contrary to Policy CN8 and CN9 of the adopted Salisbury District Local Plan.

And contrary to the following policies of the adopted Salisbury District Local Plan:

CN8, CN9 Conservation Areas
And the guidance in PPG15

Application Number:	S/2006/0783		
Applicant/ Agent:	MR AND MRS S TYE		
Location:	GARDEN GROUND 193 BULFORD ROAD DURREINGTON SALISBURY SP4 8HB		
Proposal:	DEMOLITION OF EXISTING BUNGALOW AND DEVELOPMENT OF 3 NO. DWELLINGS AND GARAGE		
Parish/ Ward	DURREINGTON		
Conservation Area:	DURREINGTON	LB Grade:	
Date Valid:	11 April 2006	Expiry Date	6 June 2006
Case Officer:	Mrs B Jones	Contact Number:	01722 434388

REASON FOR REPORT TO MEMBERS –S/2006/783

Councillor Rodell has requested that this item be determined by Committee due to: the local interest shown in the application

SITE AND ITS SURROUNDINGS

The site is an existing bungalow set in spacious grounds on Bulford Road, in Durrington. The site is designated as a Conservation Area, within the Durrington Housing Policy Boundary and Special Landscape Area. The dwelling was designed by architect Robert Townsend, and is of some architectural interest. The building was designed as a doctor's surgery and a home, and Townsend is generally considered to be a significant 20th Century architect.

THE PROPOSAL

Conservation Area consent for demolition of the existing bungalow is sought under S/06/764 and the planning application seeks consent for one replacement and two additional dwellings. The main issue for this application is the impact of the development on the character of the Conservation Area and neighbouring amenities.

PLANNING HISTORY:

S06/252	Demolition of existing bungalow	Withdrawn
S/06/253	Development of four dwellings and garages	Withdrawn

CONSULTATIONS

Conservation	- Objection to demolition
Highways	No objection subject to conditions
Salisbury Design Forum	- comments on design below
Wessex Water	- Points of connection to be agreed

REPRESENTATIONS

Advertisement	Yes	Expiry 11/5/06
Site Notice displayed	Yes	Expiry 11/5/06
Departure	No	
Neighbour notification	Yes	Expiry 2/5/06
Third Party responses	Yes	

7 letters of objection on the following grounds: density too great, impact on environment, overlooking, noise and disturbance, safety from traffic, increased traffic, population density increase, precedent, loss of on street parking, disturbance from demolition, impact on Conservation Area, existing building of merit, contrary to rural character, part of architectural history, loss of open garden space, contrary to SDLP policies,

6 letters of support on the following grounds: preserves and enhances CA, retained trees, provides extra housing, existing house in poor state, modern design in keeping, reflects agricultural heritage, would blend well, would improve road safety, footprint comparable with existing, existing building substandard in energy efficiency terms, defects on original building, building looks military and out of keeping, original features missing, government support for higher density.

1 letter from the 20th Century Society, stating that the house must be assessed by English Heritage for its architectural and historic interest, with a view to spot listing.

MAIN ISSUES

1. Impact of demolition on the character of the Conservation Area
2. Impact of new buildings on Conservation Area and impact on neighbouring amenities
3. Highway Safety
4. Trees
5. Public Open Space

POLICY CONTEXT

Adopted SDLP G2, H16, D2, R2, TR11, C6, CN8, CN9, CN10 and CN11.

IMPACT OF DEMOLITION ON CHARACTER OF THE CONSERVATION AREA

The Conservation Officer has objected to the demolition of the bungalow, on the grounds that it is considered that this building makes a positive contribution to the character of the Conservation Area.

SDC has recently commissioned an appraisal of the Conservation Area by external consultants. The CA appraisal defines this area as a sub-area (Bulford Road) within the wider Conservation Area. The consultants consider that this area has a healthy mix of building styles and uses not generally seen elsewhere in the CA. In particular, they draw attention to the Robert Townsend building on the grounds that it makes a positive contribution to the Conservation Area and suggest that it should be listed (in the appendix) as a building of local significance. PPG15 recognises that some buildings are of local interest but may not be of listable quality, nevertheless these buildings are important. The fact that the office block, also by Robert Townsend, sits almost opposite the site adds to the value of the building, as the two buildings together form a small and very unusual group of modernist architecture.

English Heritage is currently considering spot listing the building, and Members will be updated at committee.

Policy CN9 states that in Conservation Areas, demolition will only be permitted where the structure is wholly beyond repair of a character inappropriate to the Conservation Area there are overriding highway or safety reasons where planning permission has been granted for the site.

The building is not wholly beyond repair, and there are no overriding highway reasons for its demolition. Furthermore, it could be argued that its character is appropriate to the Conservation Area and makes a contribution to its character, for the reasons described in the Appraisal. The proposal for demolition would therefore be contrary to Policy CN9 of the SDLP, as the existing building is considered to make a positive contribution to the Conservation Area.

IMPACT OF NEW BUILDINGS ON CONSERVATION AREA

The principle of the new development is acceptable under Policy H16. The applicant is proposing three barn style buildings for the site, arranged perpendicular to one another in the site, with Plot 1 being perpendicular to Bulford Road. Plots 1, 2 and 3 would be 4 bed, 3 bed and 4 bed respectively. Details include half hipped clay tile roofs, glazed end gables, red brick chimneys, timber boarding to walls, conservation rooflights, and patio style doors. First floor accommodation is lit by the rooflights. A shared driveway from Bulford Road would serve the

three dwellings, with 2 off street spaces provided for each dwelling, three of which would be in a cart shed lean to against Plot 2.

Whilst the Conservation Officer has objected to the loss of the original dwelling, the proposed scheme is considered to address previous concerns. The siting of the three buildings within the plot allows for the retention of a green 'band' to the front of the site. The 'greenness' of this frontage contributes to the character of the Conservation Area in a positive way and a development at the roadside edge would have been unsuitable in this location.

The change of approach from detached houses to one and a half storey 'barn-like' buildings is considered to be acceptable, allowing greater flexibility of where the buildings can be sited in the plot. There are examples, close by, of outbuildings converted to residential use, and this approach appears to set less of a 'challenge' to the neighbouring historic buildings.

In terms of design of the individual buildings, the Conservation Officer has no further comments to make, but should consent be granted, conditions should be attached to obtain further details in respect of the proposed glazing, porch roof, materials samples including mortar, conservation rooflights, new windows and doors, gable end glazing, weatherboarding and stain, guttering arrangements and sections through the eaves.

The Salisbury Design Forum noted that the proposal must preserve if not enhance the character of the Conservation Area. The site layout is considered to be acceptable as it shows efficient use of land and provides usable amenity areas and retains important trees. However, the chimney stacks are considered to be out of keeping and over elaborate with the barn style, and the use of full gables would be preferable. Natural slate would also be preferable to the use of clay tiles.

In conclusion, whilst the design and layout of the new buildings would be acceptable in principle, the development is not considered to preserve and enhance the existing character of the Conservation Area. The existing single storey dwelling is considered to make a positive contribution to the Conservation Area, and its replacement with a higher density, taller development (coupled with the associated loss of open space on the site which surrounds the existing building on three sides) would not preserve this character. The proposal would therefore be contrary to Policies CN8, CN9, CN10, and CN11.

IMPACT ON NEIGHBOURING AMENITIES

The three dwellings would include conservation style rooflights on the first floor. However, Garden Ground does not currently afford any overlooking from first floors into adjoining gardens or property. The new dwellings would also be closer to the south and west boundaries of the site, and would increase the presence of the built form on the site, due to the increased height and footprint of the new development in relation to Garden Ground.

It is considered that whilst the height of the proposed dwellings would normally be acceptable in relation to the existing site boundaries, the proximity of the rooflights (some 4.5m above ground level) to the curtilages of Jasmine Cottage, Rose Cottage, No 195, No 197, No 199 and No 191 would be detrimental to the occupiers of these buildings, due to the potential for loss of privacy and overlooking. The proposal would therefore be contrary to Policy G2 (vi) of the SDLP.

TREES

The applicant has submitted an Arboricultural Statement, which identifies the Sycamore at the front of the site, and the Yew tree on the south boundary as worthy of retention. The sycamore at the front of the site, in particular, is considered to contribute towards the visual amenity of the area and the character of the Conservation Area.

The Arboricultural statement identifies a tree protection zone for the two trees, and whilst the zone for the Yew appears to conform with the current British Standard, the zone for the Sycamore (700mm diameter) should ideally be 8.5m (suggested by the applicant to be just 7m). Therefore, it is recommended that if the application is approved, a revised tree protection method statement should be sought, along with full details of protective fencing and precautionary measures in line with the current British Standard.

The proposal, in retaining the important trees in the Conservation Area, would comply with policies G1, G2 and CN11 of the SDLP.

HIGHWAY SAFETY

The Highway Authority have received an amended layout for the visibility splay as shown on Dwg 02A, and have no objection subject to conditions relating to provide a widened pavement and kerb along the site frontage, submission of details relating to surface water disposal and maintenance of the visibility splay at or below 1.0m in height. The proposal would therefore satisfy Policy G2.

PUBLIC OPEN SPACE

The applicant has not signed and returned the Section 106 Agreement in respect of public open space provision, contrary to Policy R2.

CONCLUSION

Whilst the proposed barn style dwellings would be acceptable in principle within the Housing Policy Boundary, the existing dwelling is considered to contribute positively towards the character of the Conservation Area, and the replacement scheme, which proposes an increased number, height and density of buildings on the site would not therefore preserve the existing character of the Conservation Area. The rooflights in the proposed dwellings are also likely to give rise to an undesirable degree of overlooking into adjoining properties.

Recommendation: Refuse

1. The proposed demolition of Garden Ground and replacement with a taller and more dense development of three dwellings would not preserve or enhance the existing character of the area, and the loss of the building and associated garden space (which are both considered to make a positive contribution to the character of the area) would be harmful to that character. The proposal would therefore be contrary to Policy CN8, CN9, CN10, CN11, D2 and H16 of the adopted Salisbury District Local Plan.
2. The proposed dwellings would include first floor rooflights, serving bedrooms and bathrooms. The rooflights, in close proximity to existing boundaries, are likely to give rise to an undesirable level of overlooking into adjoining properties, to the detriment of the occupiers, contrary to Policy G2 (vi) of the adopted Salisbury District Local Plan.
3. The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the Adopted Replacement Salisbury District Local Plan, as appropriate provision towards public recreational open space has not been made.

INFORMATIVE

1. It should be noted that the reason given above relating to Policy R2 of the Adopted Replacement Salisbury District Local Plan could be overcome if all the relevant parties agree to enter into a Section 106 legal agreement, or if appropriate by condition, in accordance with the standard requirement for recreational public open space.

And contrary to the following policies of the adopted Salisbury District Local Plan:

G2 General Principles for Development
CN8, CN9, CN10, and CN11 Conservation Areas
D2 Design
H16 Housing Policy Boundaries

Part 2

Applications recommended for Approval

4

Application Number:	S/2005/1893		
Applicant/ Agent:	PEGASUS PLANNING GROUP		
Location:	CHURCH FARM GREAT DURNFORD SALISBURY SP4 6AZ		
Proposal:	PROPOSED ERECTION OF 5 DWELLINGS, DEMOLITION OF 2 DWELLINGS AND FARM BUILDINGS PLUS ASSOCIATED WORKS INCLUDING ON SITE DRAINAGE, OPEN SPACE, REMOVAL OF HARDSTANDING.		
Parish/ Ward	DURNFORD		
Conservation Area:	GREAT DURNFORD	LB Grade:	II
Date Valid:	15 September 2005	Expiry Date	10 November 2005
Case Officer:	Mr S Llewelyn	Contact Number:	01722 434659

S/2005/1893 – Proposed Erection of 5 Dwellings, Demolition of 2 Dwellings and Farm Buildings Plus Associated Works Including On Site Drainage, Open Space, Removal of Hardstanding at Church Farm, Great Durnford, Salisbury

BACKGROUND AND REASON FOR REPORT:

This planning application was recommended to the Northern Area Committee at its' meeting held on 18th May 2006 for approval subject to conditions and all relevant parties entering into a Section 106 Agreement under the Town and Country Planning Act 1990 relating to the payment of a commuted sum under the requirements of Policy R2 of the Adopted Salisbury District Local Plan (June 2003).

Following a site visit held earlier that day, the Northern Area Committee considered the previously circulated report of the Head of Development Services (see attached at Appendix A), together with the schedule of late correspondence circulated at the meeting. The Northern Area Committee resolved to defer the application to allow further negotiations to take place concerning an amended location for the parking to the front of the row of terraced dwellings on Plots 2-4.

The purpose of this report, therefore, is to provide an update of the negotiations that have taken place and the amended proposals that have been submitted for the provision of parking to serve the proposed dwellings on Plots 2-4.

UPDATE ON FURTHER AMENDED PROPOSALS:

Following the resolution of the Northern Area Committee to defer the application, further discussions have taken place with the applicant's agent and architect concerning the provision of parking to serve the dwellings on Plots 2-4 to address the concerns raised by the Committee. These concerns principally related to the poor outlook from the proposed terraced dwellings, particularly the central dwelling within this terrace, arising from the close proximity of the existing barn building that was to be converted to form a car barn to the front of these dwellings.

In light of the concerns raised at the previous meeting of the Northern Area Committee, the proposed development has now been amended. In this respect, it is now proposed that the existing barn building that had originally been shown for conversion to form a car barn to serve the terraced dwellings is to be deleted from the proposal and demolished. In replacement of this building, the development has been amended to include the erection of a single storey, pitched

roof car barn providing three parking spaces that is to be located adjacent to the north eastern boundary of the site with Church Farm House. A further three open parking spaces would be available to the front of the proposed car barn providing a total of 6 parking spaces to serve the terraced dwellings. The proposed car barn will be of a timber frame construction and finished in timber cladding under a slate tiled roof with a clay ridge tile.

In addition to the above amendments to the proposed development, since the previous meeting of the Northern Area Committee the application has also been presented to the Design Forum and their comments are included below.

REPRESENTATIONS RECEIVED SINCE PREVIOUS NORTHERN AREA COMMITTEE MEETING:

At the time of the previous meeting of the Northern Area Committee, a further period of notification was being undertaken in response to amended plans relating to the design of the dwelling on Plot 1 and amendments to all of the proposed dwellings to take account of the required finished floor levels as mitigation against flood risk. This period of notification has now expired and in addition to the two letters reported in the schedule of late correspondence circulated at the previous meeting has elicited one further letter of representation. This letter has raised the following comments:

The height of the buildings above ground level should not be any greater than previously indicated;

In the event that the application is approved, the payment towards the provision of recreational facilities for this development seems to be small and should be of the order of £20,000 to fund a new sports pavilion;

The parking arrangements must be laid out and just four spaces does not meet planning guidelines for 3x3 bedroom houses;

Working hours on the site should be restricted to 9am to 5pm Monday to Friday only;

There should be no parking in the village street during the development and all contractor's vehicles should be accommodated on the site itself; and

The fencing around St Andrews Farmhouse and the fields towards the river in the ownership of this property should be at least 8' high and be constructed before any building works are commenced.

Following the submission of the amended plans relating to the revised arrangements for the parking provision serving the terraced dwellings on Plots 2-4, a further period of notification is being undertaken but at the time of writing has not expired. Any letters of representation that are received in response to these amended plans will therefore be reported to the Northern Area Committee in the schedule of late correspondence.

CONSULTATION RESPONSES RECEIVED TO AMENDED PROPOSALS:

WCC Highways: Comments are awaited.

DESIGN FORUM:

The overarching design rationale is for the scheme is to appear as a rural smallholding with smaller scale outbuildings clearly subservient to a 'farmhouse' and partially enclosing a 'farm' yard.

- The detailed design of the terrace (or 'long-barn') and its immediate landscaping suggests a compromise between an 'authentic' re-creation of a barn conversion and a more straightforward terrace of artisans cottages and appears to lack conviction as a result. The former is the preferred approach as it fits better with the local pattern of development and the scheme's overarching design rationale. However, it appears to be let down by the excessive height of the 'barn' (due in part to elevated floor levels intended to counteract flooding risk), questionable fenestration, the over-articulation of the front elevation with numerous dormers which break the eaves level and porches and the landscaping immediately to the front which reinforces the impression of individual dwellings by use of separate paths and the predominance of frontage soft-landscaping

which, while not unacceptable, is not normally associated with barn conversions and their 'farm' yards.

- Notwithstanding this last point, the density, general layout and use of 'barn'-type buildings has responded well to the local pattern of development and is commended.
- The scheme has also benefited from the relocation of the car-barn further from the 'long-barn'.
- The main 'farmhouse' has also, with some success, been redesigned to appear more rustic and less classically-imposing.
- In summary, despite the Forum's criticism of the detailed design of some of the buildings the fundamental design rationale evidenced in the scheme's layout and the broad scale, massing and siting of individual buildings is considered sound and commendable. The Forum is happy to recommend the scheme on this basis and acknowledges the lengthy and difficult negotiations which have occurred to date and which have, on the whole, been successful.

PLANNING CONSIDERATIONS IN LIGHT OF THE AMENDED PROPOSALS:

With regards to the impact of the revised proposal on the character and appearance of the Housing Restraint Area and the Conservation Area, as highlighted in the previous report this section of the village of Great Durnford is characterised by a loose knit and irregular pattern of development of a low density, while the site itself has an inherently open and rural character that contributes to the generally open and spacious feel to this section of the village. In assessing the scheme, it was previously reported that the footprint of the proposed buildings is closely linked to the existing built form on the site thereby retaining the largely linear form of development and the open character that provides views into and through the site. With regards to the revised proposal, it is considered that the amended scheme that now includes the demolition of the existing barn building that had originally been shown for conversion to form a car barn to serve the terraced dwellings on Plots 2-4 and its replacement with a new open fronted car barn located adjacent to the north eastern boundary of the site would serve to reinforce the central open space to the front of the terraced dwellings in the form of a communal grassed courtyard. The proposed location of the replacement car barn that has been sited behind a dog-leg in the north eastern boundary of the site will also ensure that the visual impact of this structure will be kept to a minimum as it will be largely screened from view from outside of the application site.

This revised proposal also raises the question as to whether the demolition of the existing barn building that was to be retained in the original submission is acceptable. This requires an assessment of the contribution of this building to the character and appearance of the Conservation Area. As with the other agricultural buildings that are to be demolished as part of this overall scheme, while it is acknowledged that it is of an appropriate form and design given the former use of the site as a farmyard it is not considered that it is of any significant architectural merit or makes such a positive contribution to the character and appearance of the Conservation Area that there are no grounds for objection to its demolition.

With regards to the impact of the revised proposal on the setting of the adjacent Grade II listed buildings, it is acknowledged that the proposed new car barn would be located adjacent to the boundary with Church Farm House where it could potentially have a greater impact on the setting of this adjacent property than the existing barn building. However, the proposed new building has been purposely designed to minimise its potential impact on the adjacent listed building and in this respect it has been designed with a low eaves to the rear elevation so that it stands no higher than the existing boundary fence while the rear roof slope is of an elongated form so that the ridge is set further away from the boundary than would be the case with a traditional pitched roof form. As such, it is not considered that the impact of the proposed new building by itself or as part of the overall scheme would adversely affect the setting of the adjacent listed buildings.

In terms of design, the proposed replacement car barn building has been designed with a very simple form to reflect an open fronted timber framed barn building that has been re-used to provide covered parking. This concept is followed through with the proposed materials finish that will consist of timber cladding to the side and rear elevations under a slate roof. As a result, it is considered that this building will fit comfortably within the overall design concept of the redevelopment of the site as a group of farm buildings with a hierarchy of built form that reflects the former function of the site. In this respect, the proposed building will reflect a former ancillary barn building to the principal dwelling on Plot 1 at the lower end of the hierarchy of buildings within the overall site.

With regards to other issues, it is considered that the proposed new car barn building has been designed in such a manner and will be sufficiently distanced from the adjacent properties that it will not adversely affect the amenities of the neighbouring residents in terms of its physical presence or from a loss of light, while it will not give rise to any overlooking. In terms of highway matters, the revised proposal will now result in the provision of a single covered parking space with a further open parking space serving each of the dwellings on Plots 2-4 such that these dwellings will be provided with 2 parking spaces each. It is considered that this is an acceptable level of parking provision to serve these properties and addresses concerns raised by local residents to the original submission. The revised proposal also retains on-site turning provision.

Conclusion:

In light of the revised proposal, it is considered that the previous concerns of the Northern Area Committee relating to the location of the parking to the front of the terraced dwellings on Plots 2-4 have been overcome. At the same time, it is considered that the revised proposal continues to respect the spacious and loose knit pattern of development that is characteristic of the area and provides a positive response to its sensitive setting within the Housing Restraint Area, Conservation Area and adjacent to listed buildings.

Recommendation:

Approve as set out in previous report (see below).

Appendix A

REASON FOR REPORT TO MEMBERS

Councillor Brady has requested that this item be determined by Committee due to the interest shown in the application

SITE AND ITS SURROUNDINGS

The site extends to an area of 0.49 hectares and is located towards the centre of the village settlement of Great Durnford within the Housing Restraint Area. It also lies within the Great Durnford Conservation Area and is located adjacent to Grade II listed buildings to either side. Furthermore, the site lies partly within the 1 in 100 year indicative flood plain of the River Avon as well as an Area of High Ecological Value.

The site comprises a former farmyard and contains a range of now redundant agricultural buildings that are generally turned at 90 degrees to the site frontage creating a linear form of development that affords views into and through the site. On the south western half of the site, the existing buildings consist of a two-storey red brick and timber clad barn building that has a half-hipped slate roof and is located towards the front of the site, immediately behind and attached to which is a range of block built single storey agricultural buildings that are partially flat roofed and partially pitched roofed. To the south western side of these buildings is an extensive area of hardstand that also extends across the front of the former of these buildings. Immediately adjacent to the north eastern side of the two-storey brick and timber barn is a single storey, steel framed and metal/asbestos clad agricultural building with a mono-pitched roof, while further into the site is a single storey red brick building.

The remainder of the site up to its north eastern boundary is entirely open and mainly laid to grass that allows views into the site towards a fairly modest pair of semi-detached dwellings dating from the late 1950's, known as the 'Coralie Lloyd Cottages', that occupy the rear section of the application site, the curtilages of which extend to the River Avon that adjoins the north western boundary of the site. These properties are brick built with a pitched, concrete tiled roof that are of no particular vernacular and are of little architectural merit. There are two existing vehicular accesses to the site from the main road through the village that are located at the extremities of its frontage. From the access at the north eastern end of the site frontage a worn track leads to the existing dwellings at the rear of the site.

To the south west of the application site is St Andrews House (formerly known as Church Farm), which is a Grade II listed building. This property is two-storeys in height with a pitched roof form and has been substantially enlarged with later extensions. In addition, to the front of St Andrews House and immediately adjacent to the boundary of the application is an unattractive steel framed, metal clad barn building. Beyond St Andrews House to the south west is an agricultural field. To the opposite side (north east) of the application site is Church Farm House, which is also a Grade II listed building and dates from the late 18th century. This is a substantial sized property that is three storeys in height to the front and rear elevations but only two storeys to the side elevations, with several outbuildings extending into the site at the rear of the property. On the opposite side of the road to the application site there is the village cricket pitch, beyond which are agricultural fields, that provide a significant open space within the village.

The boundary of the site to St Andrews House is demarcated by a post and rail fence along the length of the adjacent barn building, beyond which it changes to a close boarded fence of approximately 2 metres in height. To the rear of St Andrews House is an agricultural field that adjoins the south western boundary of the rear gardens of the Coralie Lloyd Cottages on the rear portion of the site and a stone wall forms this boundary. The boundary of the application site to Church Farm House is demarcated by a timber fence of approximately 2 metres in height, although there is also tree and shrub planting to either side of this boundary towards the front of the site. The front boundary of the site is set back from the immediate road edge by a grassed verge that is about 3 metres wide and is demarcated by a brick and flint wall to the front of the existing two-storey brick and timber clad barn building, while a timber post and rail fence forms the boundary treatment across the remainder of the site frontage.

PLANNING HISTORY

- | | |
|-------------|---|
| 165/57 | Planning permission was approved for the erection of a pair of semi-detached cottages in January 1958. <i>These are the dwellings that are to be demolished as part of this current application.</i> |
| S/2005/0523 | An earlier planning application to demolish two existing dwellings and farm buildings and to erect 8 dwellings together with associated works including drainage, open space and the removal of hard standing was withdrawn in March 2005. |
| S/2005/0524 | An earlier application seeking conservation area consent for the demolition of two existing dwellings and farm buildings was also withdrawn in March 2005. |
| S/2005/0721 | This application seeks planning permission to demolish two existing dwellings and farm buildings and to erect 8 dwellings together with associated works including drainage, open space and the removal of hard standing. This is a resubmission of that application withdrawn under S/2005/0523 and is currently undetermined. |
| S/2005/0720 | This application seeks conservation area consent for the demolition of two existing dwellings and farm buildings. This is a resubmission of that application withdrawn under S/2005/0524 and is currently undetermined. |
| S/2005/1894 | In addition to this current planning application there is also an accompanying application that seeks conservation area consent to demolish the existing pair of semi-detached dwellings and redundant agricultural buildings. |

THE PROPOSAL

This current application is a revised scheme to that submitted under S/2005/0721 that is seeking permission for the erection of 8 dwellings and that currently remains undetermined.

This revised scheme seeks planning permission for the demolition of a pair of semi-detached dwellings and a range of agricultural buildings and the erection of 5 dwellings on a reduced site area. The buildings to be demolished consist of a pair of semi-detached dwellings that are located towards the rear of the site, a range of block built single storey agricultural/stable buildings and a steel framed and asbestos clad single storey building. The proposed development, however, comprises the erection of a large detached dwelling, a terrace of three dwellings and a further single detached dwelling consisting of the conversion and extension of an existing two storey brick and timber barn building. The proposal also includes the alteration and conversion of an existing single storey building to provide garaging, together with further parking and garaging provision. The existing vehicular access will be utilised to serve the proposed development.

CONSULTATIONS

- WCC Highways: No objection subject to the imposition of conditions.
- Wessex Water: The site is not located within a Wessex Water sewered area. The developer has indicated that the disposal of foul drainage will be to a package treatment plant and surface water disposal to soakaways. It is advised that the Council is satisfied with any arrangements for the disposal of foul and surface water flows generated by the development.
- Wessex Water has also advised that there is a public water main near the site and a minimum 3.0metre easement width on either side of its apparatus is normally required for the purpose of maintenance and repair and to protect the integrity of Wessex systems. Diversion or protection works may need to be agreed.
- A point of connection onto the water supply system should be agreed.
- Environment Agency: No objection subject to the imposition of conditions relating to flood risk and water efficiency.
- English Heritage: No observations to make. It is recommended that this application should be determined in accordance with government guidance, development plan policies and with the benefit of conservation advice locally.
- Salisbury Civic Society: While most of the proposal seems very reasonable, the appropriateness of the inclusion of a large new house is queried. With a farmhouse already in existence, this seems contrary to the notion of retaining something of the character of a traditional farm setting.
- WCC Archaeology: No objection. An archaeological evaluation took place at the above site in May 2005. This comprised the machine excavation of six trenches at various different locations on the site. Two of the trenches identified features that were both interpreted as being modern in date. On this basis it seems likely that the development will not have an impact on any significant archaeological remains and therefore there are no comments to make on the application.
- English Nature: No objection, subject to further surveys for the presence of bats and wild birds prior to the commencement of development.

Wiltshire and Swindon Biological Records Centre:

It appears that the site may be located within the flood plain of the River Avon. This is a candidate Special Area of Conservation (cSAC) and a Site of Special Scientific Interest (SSSI). It is therefore recommended that English Nature be consulted on the application.

REPRESENTATIONS

Advertisement: Yes - expired 20/10/05
Site Notice displayed: Yes - expired 20/10/05
Departure: No
Neighbour notification: Yes - expired 11/10/05
Neighbour response: Yes

- Nine letters of representation have been received in response to the proposed development as it was originally submitted. These letters have raised the following comments/objections:
- The proposed development represents an over development of the site that will alter the character and appearance of the immediate area. A smaller development of a lesser number of dwellings (perhaps 3-4 dwellings) would be more acceptable;
- The intensity of development pays no respect to the appearance of the area along the main street of the village and will adversely affect its overall character. The development is at odds with the existing pattern of development and harmful to its rural setting;
- The proposed dwellings are too large and out of keeping with the character of the area, particularly the dwelling towards the rear of the site (Avon House) that will be over-dominant and affect views;
- The palladian style of the large dwelling at the rear of the site (Avon House) will be out of keeping with the style of this village and the inclusion of accommodation in the roof space is not in keeping;
- The proposed dwelling towards the rear of the site will adversely affect the views and setting of St Andrews Church;
- The proposed development does not relate to the established character of the neighbouring listed properties that stand alone in substantial gardens;
- The proposed terraced dwellings are out of keeping with the surrounding area and the development would be more appropriate if the terrace of three dwellings were replaced with two single storey dwellings with adequate parking and garaging. It is also suggested that the terrace should be single storey and possibly used for commercial purposes;
- The provision for parking is inadequate;
- The proposed development will result in a significant increase in the population and associated traffic movements, parking of vehicles and noise to the detriment of highway safety and the character of the village;
- The proposed development will result in overlooking of the neighbouring properties with the tree planting indicated on the submitted plans taking many years to grow and to have any effect;
- The foundations of the dwellings would be raised significantly above the existing ground levels to overcome the issue of the development being located within the flood plain. This will, in turn, increase the dominance of the proposed dwellings;

- The drainage from the proposed dwellings will be a problem due to the location of the site within the flood plain and the proximity to the River Avon SSSI;
- The surface water on the highway runs along the road and straight into the site;
- Consideration should be given to the maintenance of the communal land and lighting of the site; and
- The future of the metal clad barn that formed part of the application site of the previous application but is excluded from the current proposal should be resolved prior to the development of this site. The current application should not be considered in isolation from that building.
- Following the submission of amended plans relating to the design of the proposed dwellings on Plots 1 and 5, a further period of notification was undertaken. This has generated a further 4 letters of representation that state that the amendments do not address the previous objections to the proposed development. One of these letters also states that the amendments to the dwelling on Plot 1 have made the impact of the proposed development materially worse as the ridge height of this dwelling is now higher and unlike the mansard roof form of the original submission it has no character, while the relocation of the garage to this dwelling will adversely affect the setting of St Andrews Church.

Parish Council: Support the principle of the development of the site but feel that taking into consideration the types of property already in that part of Great Durnford great care must be taken to ensure that any new development fits in and the following comments are raised:

The design of the house at the front nearest the road is wholly unacceptable. The incorporation of the existing barn is producing a monstrosity both externally and internally. The question of incorporating the existing “building” at all should be reconsidered.

- The three terrace houses do not happily fit in with the other houses in Great Durnford and particularly with those proposed to be built on the site. Detached houses are the norm in that part of the village. The Council is concerned generally about parking facilities for five households on that relatively small site. It would prefer to see a single detached house instead of the terrace of three.
- The plans do not mention that a new sewage system is to be installed but as the houses are technically to be built on the flood plain the Parish Council would like to be assured that this be adequate for the proposed development.

Following the submission of amended plans the Parish Council have confirmed that their comments remain the same as previously stated.

Further amended plans have been received that further amend the design of the dwelling on Plot 1 in an effort to reduce the grandeur of the design and appearance of this dwelling, while all of the proposed dwellings have been amended to take account of the required finished floor levels as mitigation against flood risk. A further period of notification is being undertaken in response to these amended plans but has not yet expired.

POLICY CONTEXT

The following policies of the Adopted Salisbury District Local Plan (June 2003) are relevant to the current proposal:

G1, G2, G4, G5, D1, D2, H19, CN3, CN5, CN8, CN9, CN10, CN11, CN21, C6, C10, C11, C12, TR11 and R2.

MAIN ISSUES

1. Principle of Development
2. Impact on Housing Restraint Area, Conservation Area and Listed Buildings
3. Residential Amenity
4. Highway Issues
5. Impact on Trees/Landscaping
6. Flood Risk
7. Drainage
8. Impact on Protected Species
9. Nature Conservation
10. Archaeological Issues
11. Provision of Recreation Facilities

PLANNING CONSIDERATIONS

1. Principle of Development

The application site is located within the Housing Restraint Area in Great Durnford and as such the proposed development must be assessed against Policy H19 of the Adopted Salisbury District Local Plan (June 2003). This policy allows for the extension of existing dwellings, the conversion of existing into two or more units or the erection of a new dwelling subject to various criteria. The underpinning principle of the Housing Restraint Area is to ensure that development will not have an adverse impact on the character of a settlement, for example through the loss of an important open space which contributes to the special character of the settlement, the loss of features which contribute to the character of the area and the character of the proposed development in terms of plot size and design.

This current proposal seeks planning permission for the erection of a total of 5 dwellings and although this would actually represent a net gain of only 3 dwellings given that the proposal includes the demolition of an existing pair of semi-detached dwellings on the site, it is therefore strictly at odds with the letter of the policy. However, reference to the supporting text to this policy identifies that although in the main development is likely to be limited to a single dwelling there may be occasions where more than one dwelling will be acceptable dependent on the size of the plot. The key question in relation to this policy, therefore, is whether the proposal represents a sensitive form and scale of development that respects the character of the settlement.

The application site is also located within the Conservation Area of Great Durnford and as such the proposal falls to be considered against the conservation area policies (Policies CN8-CN11) of the Adopted Salisbury District Local Plan. These policies seek to ensure that development proposals preserve or enhance the character and appearance of the area; that demolition of buildings/structures will only be permitted where they are beyond repair, make no positive contribution to the conservation area and/or a suitable replacement development has been approved; that development will not result in the loss of open spaces and gaps between buildings that contribute to the character of the area; and that views from and into the Conservation Areas are safeguarded. In addition to the above, the properties to either side of the application site are listed buildings and therefore Policies CN3 and CN5 that seek to ensure that developments do not in any way adversely affect the character or setting of a listed building also apply.

2. Impact on Housing Restraint Area, Conservation Area and Listed Buildings

As mentioned above, the site is located within the Housing Restraint Area and the Great Durnford Conservation Area as well as being located adjacent to Grade II listed buildings to either side. The key issues, therefore, are whether the scale and nature of the development that is proposed respect the character of these designated areas within the settlement as well as the setting of the adjacent listed buildings. This requires an assessment of the existing appearance of the site and the contribution that it makes towards the character and appearance of the area, as well as a judgement regarding the impact of the development.

The settlement of Great Durnford is largely characterised by three distinctive character areas, these being the area of modern residential development that is concentrated along Jubilee Hill where the development is fairly tight knit and dense and which is designated as a Housing Policy Boundary; the area of largely frontage and low density development that is located on the south western side of the village; and thirdly, the area of development around St Andrews Church on the north eastern side of the village that includes the application site. This latter area is largely characterised by a loose knit and irregular pattern of development of a low density with properties located both along the main road through the village but also set back from it within relatively large plots thereby creating a spacious and rural character that is also derived from the trees and landscaping within the surrounding area. This section of the Housing Restraint Area and Great Durnford Conservation Area is also characterised by a mix of properties of varying sizes, styles and ages that exhibit a mixed pallet of materials including stone and flint, stone and brick, brick, render and tile hanging with thatched and tiled roof forms.

The application site itself is somewhat unique within the village, being a former farmyard and currently occupied by a range of redundant agricultural buildings, as well as a pair of modest semi-detached cottages to the rear of the site. With the exception of the residential dwellings, the buildings within the site are located on a north west to south east axis at 90 degrees to the site frontage that provides a strong linear form of development within the site and creates spaces between the built form within the site and the adjacent properties to either side. This, together with the relatively modest scale of the existing buildings that are of single and two-storey height, provides an open character that allows views into and through the site. At present, the site unquestionably has an inherently open and rural character and although it is not the most important area of open space within the settlement given the presence of an agricultural field to the south west of St Andrews House and the cricket ground directly opposite to the south east that are both much larger and more important areas of open space to the character of the area it does contribute to the generally open and spacious feel to this section of the village.

While there is no objection to the principle of the redevelopment of this site for residential use given its location within the Housing Restraint Area, it is considered that any such proposal will inevitably alter the existing agricultural character of the site. Nevertheless, with the adoption of a sympathetic design approach with regards to the design and layout of the proposed buildings it is considered that it is possible to achieve a development on this site that would respect and equally contribute to the character and appearance of the surrounding area. In this respect, the key aim must be to achieve a development of a low density that reflects the rural character of the site and surrounding area and that provides a sense of spaciousness through the retention of gaps within the development that allow views into the site and that contribute to the character and appearance of the Housing Restraint Area and the Conservation Area.

This current application has evolved following lengthy discussions with the applicant over a 3-year period and also seeks to address the concerns identified in respect of the previous application for the erection of 8 dwellings relating to both the physical size and number of dwellings, albeit that this remains undetermined. The design concept adopted by the proposed development seeks to take its design cues from the existing agricultural character and appearance of the site as a former farmyard to create a group of farm buildings with a hierarchy of built form that reflects the former function of the site. In this respect, the development includes the retention of the existing two-storey brick and timber barn building towards the front of the site as a conversion (Plot 5) that provides evidence of the site's provenance, the erection of a terrace of three dwellings (Plots 2-4) that is to be finished in timber cladding with a low brick plinth and has been designed to reflect a gable ended long barn that has been converted, with a single detached dwelling towards the rear of the site of a more formal "farmhouse" design (Plot 1) to form a focal point building within the site. It is therefore intended that the design of the development would read as a converted group of buildings that reflect the character of a traditional farm setting rather than a new housing development.

In response to the proposed development, the Council's Conservation Officer has questioned the appropriateness of the concept of creating a large new dwelling as a "farmhouse" and focal building within the development both in terms of how this building will integrate into the hierarchy of the surrounding buildings, but also in relation to its impact on the setting of the adjacent listed buildings and the character and appearance of the Conservation Area. In this respect, the Conservation Officer is of the opinion that the proposed dwelling will have a greater visual

impact than the existing semi-detached dwellings that are insignificant in the setting of the adjacent listed buildings and the Conservation Area.

While it is acknowledged that this 'farmhouse' dwelling will undoubtedly be of a substantial size and will inevitably impact upon the setting of the adjacent listed buildings of St Andrews House and Church Farm House it is not considered, however, that this will be in a detrimental manner. Although the existing buildings within the application site obviously form part of the setting of these listed buildings, these adjacent properties are both set in substantial plots that effectively create their own individual settings to these properties, while it is also considered that the existing buildings, boundary treatments and landscaping of the site act to screen these adjacent dwellings when viewed from the road frontage so that visually the site can be seen as a separate entity. Furthermore, it is also considered that the proposed layout of the development would serve to reinforce this visual separation by virtue of the position of the 'farmhouse' dwelling that would be situated significantly further back into the site than the adjacent properties thereby creating substantial distances between them. The terraced dwellings on Plots 2-4 would also be sited between St Andrews House and the new 'farmhouse' dwelling to provide a physical separation between these two dwellings while not impinging upon this listed building itself given its single storey height and distance from the boundary. As such, it is considered that visually the proposed 'farmhouse' dwelling and the adjacent listed buildings would not be read in conjunction with each other, but instead the proposed dwelling will be viewed in the context of its own setting of the application site as the principal building within a group of agricultural/farm buildings and without competing with the adjacent listed buildings. In addition, the layout of the proposed development has also been designed in such a manner that the existing substantial spaces within the site will be preserved to the front of the proposed 'farmhouse' and to the rear of the terraced dwellings on Plots 2-4. As such, the scheme retains the openness within the site and across its frontage that maintains the views of Church Farm House and that contributes to the setting of the adjacent listed buildings.

In terms of design, concern has been raised regarding the scale and grandeur of the design of the proposed large dwelling on Plot 1 at the rear of the site given its location between two listed buildings. With regards to the earlier submitted plans that indicated a dwelling of a Georgian design that had the appearance of a 'manor house' type dwelling on this plot, it is considered that these concerns were reasonably founded. In this respect, it is considered that a dwelling of such a design would have the appearance of being the more important dwelling in the hierarchy in comparison to the adjacent listed buildings and as such would compete with these dwellings. In response to these concerns, while the scale of this dwelling remains unaltered, the elevational treatment has been amended that includes alterations to the fenestration and dormer window arrangements, the deletion of a portico to the principal entrance door and replacement with a simple porch canopy and alteration to the stepped entrance, all of which combine to provide a much simpler appearance to this dwelling. As a result, it is considered that the proposed dwelling is now of a more 'farmhouse' style that will integrate much more comfortably with the adjacent listed buildings and within the wider surrounding area.

With regards to the other dwellings within the proposed development concerns have also been raised to their design. However, while it is acknowledged that the addition of a new build element to the existing barn building on Plot 5 is an unusual way of handling a barn conversion it is considered that this dwelling whilst retaining an element of the existing built form will also reflect the former agricultural function of the building and site. Similarly, it is also considered that the terraced dwellings on Plots 2-4 that have been designed to reflect a converted long barn are of an appropriate scale and design for the site. With regards to the materials it is proposed that the development will utilise a mix of brick, timber cladding and brick under either plain clay tiles or natural slate roofing and as such will respect the local character of the surrounding area and enable the proposed development to blend harmoniously into the site and with the surrounding landscape. However, it is considered that for the eventual development to successfully reflect the high quality of development that is envisaged it is considered that large scale drawings of window sections and surrounds, roof lights, dormers, chimney stacks, eaves, gables, doors, porch canopies and railings will be required to be submitted prior to the commencement of development. In addition to the above, the proposed development also includes the removal of the existing poor quality buildings, including the existing semi-detached dwellings towards the rear of the site, that do not positively contribute to the character and appearance of the Conservation Area. It is therefore considered that this scheme represents a well-designed approach to the development of the site that reflects the historic use of the site and builds upon

its agricultural character and would respect the sensitive setting of the site within the Housing Restraint Area and Conservation Area.

With regards to the site layout, the footprint of the proposed buildings is closely linked to the existing built form on the site and therefore retains the largely linear form of development within the site and openness across the frontage of the site. As a result, the scheme importantly retains the spaces that currently exist between the built form within the site and the adjacent properties. In this respect, the development retains the substantial area of open space to the front of the existing semi-detached dwellings in the form of a communal grassed courtyard area that forms an integral part of the scheme, while the existing gap between the block built range of agricultural buildings and the south western boundary of the site is also retained, albeit that this area will form the rear gardens to the dwellings on Plots 2-4. The inclusion of these areas will ensure that the character of the proposed development will be of a spacious development thereby continuing to allow views into and through the site. As such, it is considered that the proposal respects the loose knit pattern of development that is characteristic of the surrounding area and provides a positive response to the site's context in a manner that demonstrates restraint in terms of the scale and number of buildings on the site.

In light of the above considerations, it is considered that the scheme represents a sensitive approach to the development of this site that responds positively to the character and appearance of the surrounding area and the constraints to the development of the site arising from its location within the Housing Restraint Area and Conservation Area and adjacent to listed buildings.

3. Residential Amenity

With respect to residential amenity, it is considered that the only properties that may be affected by the proposed development are those to either side of the application site, these being Church Farm House and St Andrews House. In relation to both of these properties, it is acknowledged that the proposed development would clearly alter the character of the application site and its relationship to the adjacent properties. However, it is considered that the proposed dwellings will be well distanced such that they will not have an overbearing presence or result in any material loss of light. In this respect, the terraced dwellings on Plots 2-4 would be most closely located to St Andrews House but would still be separated by about 19 metres at their closest point and are also of single storey height to the rear elevation facing this property, while Church Farm House would be separated from the closest aspect of the development (the dwelling on Plot 1) by over 35 metres.

With regards to the issue of privacy, although local concern has been raised to the proposed development on the grounds that it will result in a loss of privacy of the neighbouring properties it is not considered that this will be the case. In this respect, while the proposed dwelling on Plot 1 includes first floor windows in the side elevation facing towards the rear garden of St Andrews House these views would also be across a distance of 30 metres and therefore would not give rise to harmful overlooking. The windows to the first and second floors in the front elevation of the dwelling on Plot 1 would also allow some views towards the adjacent properties but these would be oblique and across a distance of almost 40 metres to St Andrews House and some 50 metres to Church Farm House. Similarly, any views towards St Andrews House from the dwelling on Plot 5, that is located towards the front of the site, would also be oblique and across a considerable distance, while the side elevation of this dwelling facing towards Church Farm House only includes two roof lights at first floor level both of which would serve bathrooms.

In considering the impact of the proposed terraced dwellings on Plots 2-4, although these properties include a considerable number of dormer windows and roof lights to the front elevation facing towards Church Farm House given that these would serve bedrooms and bathrooms (not principal habitable rooms of the dwellings), together with the fact that they would be separated from this neighbouring property by over 40 metres (22 metres to the boundary), it is not considered that this would give rise to a material loss of privacy. In relation to St Andrews House, these terraced dwellings would be single storey to the rear elevation with no windows to the roof slope and as such there would be no overlooking. In light of these considerations, it has been assessed that the proposed development would not result in a material loss of privacy to these adjacent properties.

4. Highway Issues

With regards to highway issues, there has been local concern to the proposed development on the grounds that it will result in a significant increase in traffic movements to the detriment of highway safety. WCC Highways, however, have not raised any objection to the proposed development in relation to the impact of the increased level of traffic movements that will be generated by this proposal on highway safety or the capacity of the local road network to support these additional traffic movements. In the absence of any such objection, it is considered that the refusal of this application on these grounds could not be reasonably sustained.

In addition, there has also been considerable local concern that is reiterated by the Parish Council regarding the proposed level of on-site parking provision to serve the development. Despite these concerns, however, it is considered that sufficient on-site parking in the form of dedicated parking/garaging serving individual dwellings and more informal parking areas is available within the development. In this respect, Plot 1 is provided with a detached double garage and the ability for further informal parking to take place, Plot 5 has a private forecourt area to the front of the dwelling, while Plots 2-4 are afforded four covered garage spaces with other more informal areas providing the opportunity for further parking to take place. In addition, the proposed development also provides ample turning provision within the site, including that for a large delivery vehicle. The proposal utilises existing vehicular accesses into the site and includes the provision of improvements to the shared access serving Plots 1-4 at its junction with the highway. In light of the above considerations, WCC Highways have not raised any objection to the proposed development.

5. Impact on Trees/Landscaping

There are a number of trees both on and adjoining the application site, although most of these trees are not of any significance in terms of their contribution to the character and appearance of the surrounding area. The most significant of these trees are two Sycamore trees that are located to the rear of the existing pair of semi-detached cottages and adjacent to the boundary of the site with Church Farm House. As originally submitted, the proposal included a triple garage block attached to the side of the proposed dwelling on Plot 1 that significantly encroached within the root protection zones of these trees and that as a result would cause significant damage to these trees. In response to this concern, the proposed development has been amended and now includes a detached double garage that is now located adjacent to the boundary with Church Farm House and turned through 90 degrees. As such, both the proposed dwelling and the detached garaging are now located well outside of the root protection zones of these trees and subject to the implementation of appropriate protection measures, such as the erection of protective fencing, it is not considered that these trees would be adversely affected by the proposed development.

The application, however, does involve the removal of an Alder tree that is located between the existing single storey stable block that is to be demolished and brick barn building that is to be converted to provide garaging to Plots 2-4. As a result of its position between these buildings this tree is somewhat constrained, while it is not considered that it make such a substantial contribution to the visual amenities of the area that it should be viewed as a constraint to the development that justifies the refusal of this application. Nevertheless, it is considered appropriate that a replacement tree, as indicated on the submitted plan, is secured to compensate for its loss. With regards to the other trees on and adjacent to the site it is not considered that they would be adversely affected by the proposed development. Consequently, there is no arboricultural objection to the proposal subject to the imposition of suitable conditions to include the submission of an arboricultural method statement detailing tree protection measures.

With regards to landscaping, it is considered that the landscaping of the site will form an important aspect of the proposed development in determining the success of the scheme and its integration in to the surrounding area. In this respect, the adjacent property at Church Farm House provides a good example of how landscaping can be important in softening the built form that is characteristic of the village generally. The submitted site layout plan does show some indicative planting that includes hedgerow planting to demarcate plot boundaries and tree planting adjacent to the boundary with St Andrews House to screen the development from this

property. However, whilst it is considered that some tree planting in the rear gardens of Plots 2-4 is sensible, it is considered that a line of trees as indicated on the submitted plan is not given that they would be situated on the south western boundary and would restrict light to the proposed dwellings and their gardens to the detriment of their future occupants. Nevertheless, it is considered that a full landscape scheme to include details of species, sizes and densities of planting can be secured by condition.

6. Flood Risk

According to the Environment Agency's indicative flood maps the application site lies partly within the 1 in 100 year indicative flood plain of the River Avon, although there is no detailed river modelling for this particular stretch of the River Avon. In support of the application, the applicant has submitted a flood risk assessment that identifies that in this particular location land above the contour level of 61.8 metres above ordnance datum (AOD) is unlikely to flood in a 1 in 100 year flood event. This report therefore recommends that in order to protect the development from flooding the finished floor levels should be set at least 600mm above the 1 in 100 year indicative flood level, while a further allowance of 300mm should be made for climatic change over the next 50 year period. Accordingly, it is recommended that the finished floor levels of all habitable rooms should be set at a minimum level of 62.7m AOD with garage floor levels set at a minimum level of 62.4m AOD.

The submitted flood risk assessment also details preliminary permeability tests and surface water soakaway calculations with respect to the potential risk of flooding further downstream arising from surface water run-off from the site. The report, however, identifies that the preliminary ground investigation studies indicate that the ground conditions are such that soakaways will provide a suitable means of disposal of surface water from the site. Consequently, provided that the soakaways are designed that they are able to accommodate a 1 in 100 year storm event so that there will be no additional run-off into the River Avon for any storm up to and including a 1 in 100 year storm event, the proposed development of the site will not give rise to any increased risk of flooding elsewhere.

On the basis of these recommendations, the Environment Agency has advised it is satisfied that the proposed development is not subject to any unacceptable risk of flooding and that there will be no increased risk of flooding elsewhere. Therefore, there is no objection to the proposal subject to the imposition of conditions relating to the finished floor levels, the restriction of surface water run-off limitation and the removal of permitted development rights within the flood plain to protect its conveyance and flood water storage capacities.

7. Drainage

With regards to the issue of drainage, the application site is not located within a sewered area for the disposal of foul or surface water drainage and a number of objections have been raised to the proposed development on the grounds of the problems of drainage given the location of the site within the flood plain of the River Avon and in an area with a high water table.

In support of the application, the applicant has submitted a drainage statement that sets out the general principles for the provision of both foul and surface water disposal from the proposed development. As mentioned above, this report details preliminary permeability tests and surface water soakaway calculations that indicates that soakaways will provide a suitable means of disposal of surface water from the site and it is therefore proposed that a surface water soakaway system will be designed to accommodate a 1 in 100 year storm event so as to ensure that the risk of flooding elsewhere is not increased if such an event occurs.

With regards to foul drainage, there are no foul sewers within the immediate vicinity of the site or within the wider area and as such it is not considered to be a practical, or viable, option to connect the proposed development to the main foul sewage system. Accordingly, it has been concluded that the most appropriate means of foul water disposal is to a treatment plant with the treated effluent from such a works being discharged to a soakaway system. This accords with the guidance contained in Circular 03/99 that advises that where connection to a public foul sewer is not feasible a sewage treatment plant should be considered as the next preferred option of foul waste disposal. Furthermore, the Environment Agency has already issued a Consent to Discharge in respect of the sewage treatment plant.

8. Impact on Protected Species

In respect of the issue of protected species, a protected species survey was undertaken in January 2004 and an updated survey was carried out in February 2005 and a report of the findings has been submitted in support of this application. This report identifies that the existing buildings on the site are largely unsuitable for use by bats due to the high levels of light internally, their unsuitable construction/materials and human activity, while the survey also found evidence that three of the buildings have in the past contained nesting birds (although one of these buildings no longer forms part of the application site). The survey also identifies that nine barn owl pellets were found in one of the buildings that varied in age indicating regular use by a bird(s), although the number of pellets suggests that the roost is only used intermittently during the night and there was no evidence of any nests.

In response to the submitted report, English Nature has advised that it generally supports the suggested recommendations. This report recommends that all works, including the felling or cutting of any trees and scrub, should be timed to avoid the bird nesting season (March to August inclusive), but if work is required to take place during the nesting season that the buildings and vegetation should be checked by an ecologist and if birds are found to be nesting, the work would have to be delayed. With regards to bats, the report recommends that given internal access to one of the existing pair of semi-detached cottages was not possible at the time of the surveys, and as such no firm conclusions on whether or not bats are present can therefore be made, this building should be surveyed prior to the commencement of any works, including demolition. In addition to the recommendations set out in the submitted report, however, English Nature has also advised that as the surveys were conducted during the winter months it is recommended that an internal survey of all dwellings/roof spaces for the presence of bats is also carried out prior to the commencement of works. On the basis that these recommendations are implemented English Nature has confirmed that it has no objection to the proposed development. This can be secured by condition.

9. Nature Conservation

The site lies immediately adjacent to the River Avon System Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). The nature conservation importance of the river system arises from the range and diversity of riparian habitats and associated species, all of which are dependent upon the maintenance of high water quality and sympathetic habitat management. Any development adjacent to the river obviously carries a risk of damage to the river ecosystem through habitat loss and pollution both during and after construction, for example through accidental spillage or run-off carrying exposed soil or building materials into the river. In this instance, however, English Nature has advised that the development need not cause significant damage to the nature conservation interests of the Site of Special Scientific Interest and Special Area of Conservation provided that the applicant can demonstrate that appropriate measures will be taken to ensure that the river system is protected from any pollution or other disturbance. This can be secured by the imposition of a condition requiring a method statement detailing the potential risks and how these will be addressed.

10. Archaeological Issues

The application site is located within an Area of Special Archaeological Significance and in support of the proposed development an archaeological evaluation has been undertaken and a report of the findings submitted with the application. The archaeological evaluation that has been undertaken comprised the excavation of six trenches at various locations on the site and the submitted report of the findings identifies that this established only limited evidence for archaeological activity on the site, comprising of two probable ditches both located to the rear of the existing pair of semi-detached cottages and a small finds assemblage from one of these ditches dating from the prehistoric (worked flint flakes) to the post-medieval period (gun flint) and that the presence of the latter material suggests that this ditch can date to no earlier than the first half of the 17th century. Across the remainder of the site only modern features or largely negative results were recorded, while it was also considered pre-modern archaeological features have not been removed or disturbed. On the basis of these findings, the County Archaeological Officer has advised that it seems unlikely that the development will have an impact on any significant archaeological remains and therefore there is no objection to the application.

11. Provision of Recreation Facilities

In accordance with Policy R2 of the Adopted Salisbury District Local Plan (June 2003) the provision of recreation facilities must be considered for all proposals for new residential development. The proposed development involves the erection of 3x3-bed, 1x4-bed and 1x6-bed dwellings, but also includes the demolition of two existing 3-bed dwellings. As a result, a payment of £5,627 towards the provision of off-site recreational facilities has therefore been calculated to be required with this development pursuant to Policy R2 of the Adopted Local Plan. This can be secured via a Section 106 Agreement.

Conclusion

It is considered that the proposed development represents a well-designed and sympathetic approach to both the layout and treatment of the individual dwellings that reflects the historic use of the site and builds upon its agricultural character. In general, it is considered that the scheme achieves a low-density development that demonstrates restraint in terms of the scale and number of dwellings proposed, whilst retaining open spaces through the site in keeping with the spacious and loose knit pattern of development that is characteristic of the area. Overall, it is therefore considered that the scheme offers an opportunity to redevelop this site with a high quality development that responds positively to its sensitive setting within the Housing Restrain Area, Conservation Area and adjacent to listed buildings.

Recommendation:

APPROVE

Subject to all relevant parties entering into a Section 106 Agreement under the Town and Country Planning Act 1990 relating to the payment of a commuted sum under the requirements of Policy R2 of the Adopted Salisbury District Local Plan (June 2003);

And

Subject to no new material planning issues to those covered above being raised by any further third party representations received before the expiry of the consultation period.

REASONS FOR APPROVAL

It is considered that the proposed development represents a well-designed and sympathetic approach to both the layout and treatment of the individual dwellings that reflects the historic use of the site and builds upon its agricultural character. In general, it is considered that the scheme achieves a low-density development that demonstrates restraint in terms of the scale and number of dwellings proposed, whilst retaining open spaces through the site in keeping with the spacious and loose knit pattern of development that is characteristic of the area. Overall, it is therefore considered that the scheme offers an opportunity to redevelop this site with a high quality development that responds positively to its sensitive setting within the Housing Restrain Area, Conservation Area and adjacent to listed buildings.

In respect of other matters, the proposed development would not materially affect the amenities of the neighbouring properties and provides an acceptable level of on-site parking and turning provision. The proposed development would not adversely affect any protected species subject to the implementation of appropriate protection measures, while it has been established that the development will have an impact on any significant archaeological remains. The scheme also provides a satisfactory means of both foul and surface water drainage to serve the development and would not be at risk from flooding or increase the risk of flooding. The requisite contribution towards the provision of off-site recreational facilities can be secured via a Section 106 Agreement.

As such, it is considered that the proposed development would comply with Policies G1, G2, G4, G5, D1, D2, H19, CN3, CN5, CN8, CN9, CN10, CN11, CN21, C6, C10, C11, C12, TR11 and R2 of the Adopted Salisbury District Local Plan (June 2003).

And subject to the following conditions:

1. The development hereby approved shall be begun before the expiration of three years from the date of this permission.

Reason -
To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
2. The development, hereby approved, shall be carried out in accordance with the amended drawings ref: P11 Rev C, P12 Rev C, P13 Rev C, P14 Rev C, P15 Rev C, P16 Rev C, P17 Rev C, P18 Rev C, P19 Rev C and P20 Rev C deposited with the Local Planning Authority on 4th May 2006, unless otherwise agreed in writing by the Local Planning Authority.

Reason -
For the avoidance of doubt.
3. Details and samples of all external facing and roofing materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority before any on-site works commence and where so required by the Local Planning Authority sample panels of the external finishes shall be constructed on the site and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason -
To ensure that the external appearance of the dwellings is satisfactory and preserves or enhances the character and appearance of the Great Durnford Conservation Area.
4. Prior to the commencement of development, large scale elevations at a minimum scale of 1:10 and sectional details (vertical and horizontal) at a scale of 1:2 of windows, doors and surrounds and details of the dormers, chimney stacks, eaves, gables, porch canopies and railings at a scale of not less than 1:10 shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason -
To ensure that the external appearance of the dwellings is satisfactory and preserves or enhances the character and appearance of the Great Durnford Conservation Area.
5. All windows and doors must be finished in timber, all new rooflight windows must be of a conservation type and all rainwater goods to be used on the dwellings hereby approved shall be half-round in detail, finished in cast iron or aluminium and coloured black, unless otherwise first agreed in writing by the Local Planning Authority.

Reason -
To ensure that the external appearance of the dwellings is satisfactory and preserves or enhances the character and appearance of the Great Durnford Conservation Area.
6. No development shall take place until details of the treatment to all areas of hard surfacing within the site have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.

Reason:
In the interests of the amenities and environment of the site given its location within the Great Durnford Conservation Area.
7. Prior to the commencement of development, the verge areas and access driveway for a depth of 5 metres from the front boundary of the site shall be constructed and surfaced (not loose stone or gravel) in accordance with details to be submitted to, and approved in

writing by, the Local Planning Authority. The driveways shall thereafter be constructed in accordance with the approved details prior to the first occupation of the dwellings, unless otherwise first agreed in writing by the Local Planning Authority.

Reason –

In the interests of highway safety and the environment of the site.

8. Prior to the first occupation of any of the dwellings, hereby approved, the access, turning space and garaging/parking as indicated on the approved plans shall be constructed and laid out, and these shall thereafter be retained and kept available for those purposes at all times.

Reason:

In the interests of highway safety.

9. The finished floor levels of the dwellings, hereby approved, shall be set at a minimum level of 62.7 metres above ordnance datum (AOD) and the slab levels of all garaging and other uninhabited buildings shall be set at a minimum level of 62.4 metres above ordnance datum.

Reason -

To ensure the exact finished floor levels of the dwellings and to protect the development from flooding.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no land raising or above ground constructions shall be carried out/erected within the floodplain as delineated as land falling below a level of 61.8 metres above ordnance datum (AOD).

Reason -

To protect the conveyance and flood water storage capacities of the flood plain of the River Avon.

11. There shall be no storage of any materials including soils within that part of the site liable to flood as delineated as land lying below a level of 61.8 metres above ordnance datum (AOD).

Reason -

To ensure that there will be no increased risk of flooding to other land/properties due to impedance of flood flows and/or reduction of flood storage capacity.

12. No development shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation, to include all buildings and hard surfaces, has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason -

To prevent the increased risk of flooding.

13. No development shall commence until a scheme of water efficiency measures to reduce the water consumption of the dwellings hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall subsequently be implemented and brought into operation prior to the first occupation of the dwellings and shall thereafter be retained, unless otherwise first agreed in writing by the Local Planning Authority.

Reason -

In the interests of the conservation of water resources and sustainable development.

14. Prior to the commencement of development, a method statement detailing the potential risks from pollution, to include mitigation measures, during and after construction to the

river system shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason -

To prevent damage to the river ecosystem through habitat loss and pollution both during and after construction.

15. The development, hereby approved, shall be carried out in strict accordance with the recommendations detailed in the submitted protected species survey prepared by the Badger Consultancy and dated 13th January 2004, unless otherwise first agreed in writing by the Local Planning Authority to any variation.

Reason -

To ensure the adequate protection of protected species.

16. Prior to the commencement of development, a scheme for the provision of a barn owl nest box within the finished scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason -

In the interests of preserving habitat for protected species.

17. Prior to the commencement of any works, including demolition, a bat survey of all the existing buildings on the site, to include an internal survey of all roof spaces, shall be carried out between April to September and a report of the findings of these surveys shall be submitted to, and approved in writing by, the Local Planning Authority.

If the survey identifies the presence of bats within any of the buildings, a detailed scheme of mitigation measures to ensure the protection of the protected species and its habitat shall be submitted to, and approved in writing by, the Local Planning Authority. The mitigation measures as may be agreed by the Local Planning Authority shall thereafter be fully implemented in strict accordance with the approved details prior to the first occupation of the dwellings, hereby approved, unless the Local Planning Authority gives prior written consent to any variation.

Reason:

To ensure the protection of protected species and their habitat.

18. No development shall take place until details/a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the Local Planning Authority. The boundary treatment shall be completed prior to the first occupation of the dwellings hereby approved. Development shall be carried out in accordance with the approved details, maintained for a period of five years and thereafter retained.

Reason:

In the interests of neighbouring residential amenity and the environment of the development.

19. The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

Reason -

In the interests of visual amenity, to ensure that the approved landscaping scheme is carried out at the proper times and to ensure the establishment and maintenance of all trees and plants.

20. No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (BS.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 5 years of the completion of the development, another tree, shrub or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason -

To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to safeguard the amenity of the existing trees to ensure a satisfactory appearance to the development.

21. No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall show the areas that are designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Guide for Trees in Relation to Construction (BS.5837:2005) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall also include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

The Arboricultural Method Statement shall also indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998:1989).

The Arboricultural Method Statement shall include provision for the supervision and inspection of the tree protection measures. The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the Local Planning Authority has been given in writing

Reason -

To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the most important trees, shrubs and hedges growing within or adjacent to the site is adequately protected during the period of construction.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactment thereof, no further windows/dormer windows (other than those expressly authorised by this permission) shall be constructed in the south west elevation of the dwellings on Plots 2-4 inclusive (such expression to include the roof and wall), unless otherwise first agreed in writing by the Local Planning Authority.

Reason -

To avoid the loss of privacy to neighbouring properties.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactment thereof, no further development permitted by Classes A-G inclusive of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, including the conversion of any garaging into living accommodation, shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason -

To enable the Local Planning Authority to retain control over the development in the interests of the visual amenity of the site and locality which is located within the Housing Restraint Area and Great Durnford Conservation Area.

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactment thereof, no further fences, gates, walls or other means of enclosure as permitted by Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 shall be erected, other than those approved by this permission, without formal planning permission first being obtained from the Local Planning Authority.

Reason -

To enable the Local Planning Authority to retain control over the development in the interests of the visual amenity of the development and the site which is located within the Housing Restraint Area and Great Durnford Conservation Area.

And in accordance with the following policies of the Adopted Salisbury District Local Plan (June 2003):

Policy	Purpose
G1	General Principles of Sustainable Development
G2	General Criteria for Development
G4	Water Environment and Flood Risk
G5	Drainage
D1	Extensive Development
D2	Infill Development
H19	Development in the Housing Restraint Area
CN3	Development Affecting the Setting of a Listed Building

CN5	Development Within the Curtilage of a Listed Building
CN8	Development in Conservation Areas
CN9	Demolition of Buildings/Structures in Conservation Areas
CN10	Development Affecting Open Spaces in Conservation Areas
CN11	Development Affecting Views Into and Out of Conservation Areas
CN21	Archaeology
C6	Development within the Special Landscape Area
C10	Development Affecting a Site of Special Scientific Interest
C11	Development Affecting an Area of High Ecological Value
C12	Development Affecting Protected Species
TR11	Provision of Off-Street Parking
R2	Provision of Recreational Facilities

Informative Notes:

1. The applicant's attention is drawn to the comments of Wessex Water, a copy of which is attached to this decision notice.
2. The applicant's attention is drawn to the comments of the Environment Agency and in particular those relating to flood risk, surface water drainage, pollution prevention and sustainable construction. A copy of these comments is attached to this decision notice.
3. In conjunction with Condition No14 above, an example building method statement provided by English Nature is enclosed with this decision notice. The applicant is therefore advised to contact English Nature at Wiltshire Team, Prince Maurice Court, Hambleton Avenue, Devizes, Wiltshire SN10 2RT (Tel:01380 721411) to discuss this matter further.

Application Number:	S/2005/1894		
Applicant/ Agent:	PEGASUS PLANNING GROUP		
Location:	CHURCH FARM GREAT DURNFORD SALISBURY SP4 6AZ		
Proposal:	CONSERVATION AREA CONSENT TO DEMOLISH FARM BUILDINGS AND TWO EXISTING DWELLINGS		
Parish/ Ward	DURNFORD		
Conservation Area:	GREAT DURNFORD	LB Grade:	II
Date Valid:	15 September 2005	Expiry Date	10 November 2005
Case Officer:	Mr S Llewelyn	Contact Number:	01722 434659

S/2005/1894 – Conservation Area Consent to Demolish Farm Buildings and Two Existing Dwellings at Church Farm, Great Durnford, Salisbury

BACKGROUND AND REASON FOR REPORT:

This application was recommended to the Northern Area Committee at its' meeting held on 18th May 2006 for approval subject to conditions. Following a site visit held earlier that day, the Northern Area Committee considered the previously circulated report of the Head of Development Services (see attached at Appendix A), together with the schedule of late correspondence circulated at the meeting. The Northern Area Committee resolved to defer the application to allow further negotiations to take place concerning an amended location for the parking to the front of the row of terraced dwellings on Plots 2-4.

The purpose of this report, therefore, is to provide an update of the negotiations that have taken place and the amended proposals that have been submitted for the provision of parking to serve the proposed dwellings on Plots 2-4.

UPDATE ON FURTHER AMENDED PROPOSALS:

Following the resolution of the Northern Area Committee to defer the application, further discussions have taken place with the applicant's agent and architect concerning the provision of parking to serve the dwellings on Plots 2-4 to address the concerns raised by the Committee. These concerns principally related to the poor outlook from the proposed terraced dwellings, particularly the central dwelling within this terrace, arising from the close proximity of the existing barn building that was to be converted to form a car barn to the front of these dwellings.

In light of the concerns raised at the previous meeting of the Northern Area Committee, the proposed development has now been amended. In this respect, it is now proposed that the existing barn building that had originally been shown for conversion to form a car barn to serve the terraced dwellings is to be deleted from the proposal and demolished. In replacement of this building, the development has been amended to include the erection of a single storey, pitched roof car barn providing three parking spaces that is to be located adjacent to the north eastern boundary of the site with Church Farm House. A further three open parking spaces would be available to the front of the proposed car barn providing a total of 6 parking spaces to serve the terraced dwellings. The proposed car barn will be of a timber frame construction and finished in timber cladding under a slate tiled roof with a clay ridge tile.

In addition to the above amendments to the proposed development, since the previous meeting of the Northern Area Committee the application has also been presented to the Design Forum and their comments are included below.

REPRESENTATIONS RECEIVED SINCE PREVIOUS NORTHERN AREA COMMITTEE MEETING:

At the time of the previous meeting of the Northern Area Committee, a further period of notification was being undertaken in response to amended plans relating to the design of the dwelling on Plot 1 and amendments to all of the proposed dwellings to take account of the required finished floor levels as mitigation against flood risk. This period of notification has now
Northern Area Committee 15/06/2006

expired and in addition to the two letters reported in the schedule of late correspondence circulated at the previous meeting has elicited one further letter of representation. This letter has raised the following comments:

- The height of the buildings above ground level should not be any greater than previously indicated;
- In the event that the application is approved, the payment towards the provision of recreational facilities for this development seems to be small and should be of the order of £20,000 to fund a new sports pavilion;
- The parking arrangements must be laid out and just four spaces does not meet planning guidelines for 3x3 bedroom houses;
- Working hours on the site should be restricted to 9am to 5pm Monday to Friday only;
- There should be no parking in the village street during the development and all contractor's vehicles should be accommodated on the site itself; and
- The fencing around St Andrews Farmhouse and the fields towards the river in the ownership of this property should be at least 8' high and be constructed before any building works are commenced.

Following the submission of the amended plans relating to the revised arrangements for the parking provision serving the terraced dwellings on Plots 2-4, a further period of notification is being undertaken but at the time of writing has not expired. Any letters of representation that are received in response to these amended plans will therefore be reported to the Northern Area Committee in the schedule of late correspondence.

CONSULTATION RESPONSES RECEIVED TO AMENDED PROPOSALS:

Design Forum:

The overarching design rationale for the scheme is to appear as a rural smallholding with smaller scale outbuildings clearly subservient to a 'farmhouse' and partially enclosing a 'farm' yard.

- The detailed design of the terrace (or 'long-barn') and its immediate landscaping suggests a compromise between an 'authentic' re-creation of a barn conversion and a more straightforward terrace of artisans cottages and appears to lack conviction as a result. The former is the preferred approach as it fits better with the local pattern of development and the scheme's overarching design rationale. However, it appears to be let down by the excessive height of the 'barn' (due in part to elevated floor levels intended to counteract flooding risk), questionable fenestration, the over-articulation of the front elevation with numerous dormers which break the eaves level and porches and the landscaping immediately to the front which reinforces the impression of individual dwellings by use of separate paths and the predominance of frontage soft-landscaping which, while not unacceptable, is not normally associated with barn conversions and their 'farm' yards.
- Notwithstanding this last point, the density, general layout and use of 'barn'-type buildings has responded well to the local pattern of development and is commended.
- The scheme has also benefited from the relocation of the car-barn further from the 'long-barn'.
- The main 'farmhouse' has also, with some success, been redesigned to appear more rustic and less classically-imposing.
- In summary, despite the Forum's criticism of the detailed design of some of the buildings the fundamental design rationale evidenced in the scheme's layout and the broad scale, massing and siting of individual buildings is considered sound and commendable. The

Forum is happy to recommend the scheme on this basis and acknowledges the lengthy and difficult negotiations which have occurred to date and which have, on the whole, been successful.

Planning Considerations in Light of the Amended Proposals:

This revised proposal raises the question as to whether the demolition of the existing barn building that was to be retained in the original submission is acceptable. This requires an assessment of the contribution of this building to the character and appearance of the Conservation Area. As with the other agricultural buildings that are to be demolished as part of this overall scheme, while it is acknowledged that it is of an appropriate form and design given the former use of the site as a farmyard it is not considered that it is of any significant architectural merit or makes such a positive contribution to the character and appearance of the Conservation Area that there are no grounds for objection to its demolition. The key issue, therefore, is whether the revised scheme is of an acceptable quality of design that will preserve or enhance the character and appearance of the Conservation Area.

With regards to the impact of the revised proposal on the character and appearance of the Housing Restraint Area and the Conservation Area, as highlighted in the previous report this section of the village of Great Durnford is characterised by a loose knit and irregular pattern of development of a low density, while the site itself has an inherently open and rural character that contributes to the generally open and spacious feel to this section of the village. In assessing the scheme, it was previously reported that the footprint of the proposed buildings is closely linked to the existing built form on the site thereby retaining the largely linear form of development and the open character that provides views into and through the site. With regards to the revised proposal, it is considered that the amended scheme that now includes the demolition of the existing barn building that had originally been shown for conversion to form a car barn to serve the terraced dwellings on Plots 2-4 and its replacement with a new open fronted car barn located adjacent to the north eastern boundary of the site would serve to reinforce the central open space to the front of the terraced dwellings in the form of a communal grassed courtyard. The proposed location of the replacement car barn that has been sited behind a dog-leg in the north eastern boundary of the site will also ensure that the visual impact of this structure will be kept to a minimum as it will be largely screened from view from outside of the application site.

In terms of design, the proposed replacement car barn building has been designed with a very simple form to reflect an open fronted timber framed barn building that has been re-used to provide covered parking. This concept is followed through with the proposed materials finish that will consist of timber cladding to the side and rear elevations under a slate roof. As a result, it is considered that this building will fit comfortably within the overall design concept of the redevelopment of the site as a group of farm buildings with a hierarchy of built form that reflects the former function of the site. In this respect, the proposed building will reflect a former ancillary barn building to the principal dwelling on Plot 1 at the lower end of the hierarchy of buildings within the overall site.

With regards to the impact of the revised proposal on the setting of the adjacent Grade II listed buildings, it is acknowledged that the proposed new car barn would be located adjacent to the boundary with Church Farm House where it could potentially have a greater impact on the setting of this adjacent property than the existing barn building. However, the proposed new building has been purposely designed to minimise its potential impact on the adjacent listed building and in this respect it has been designed with a low eaves to the rear elevation so that it stands no higher than the existing boundary fence while the rear roof slope is of an elongated form so that the ridge is set further away from the boundary than would be the case with a traditional pitched roof form. As such, it is not considered that the impact of the proposed new building by itself or as part of the overall scheme would adversely affect the setting of the adjacent listed buildings.

Conclusion:

It is considered that the proposed demolition of the existing barn building that had originally been shown for conversion to form a car barn to serve the terraced dwellings on Plots 2-4 is not considered to be of any significant architectural merit or to make such a positive contribution to

the character and appearance of the Conservation Area that would preclude its demolition. At the same time, it is considered that the revised proposal continues to respect the spacious and loose knit pattern of development that is characteristic of the area and provides a positive response to its sensitive setting within the Housing Restraint Area, Conservation Area and adjacent to listed buildings.

Recommendation:

Approve as set out in previous report (see below).

Appendix A

REASON FOR REPORT TO MEMBERS

Councillor Brady has requested that this item be determined by Committee due to the interest shown in the application

SITE AND ITS SURROUNDINGS

The site extends to an area of 0.49 hectares and is located towards the centre of the village settlement of Great Durnford within the Housing Restraint Area. It also lies within the Great Durnford Conservation Area and is located adjacent to Grade II listed buildings to either side. Furthermore, the site lies partly within the 1 in 100 year indicative flood plain of the River Avon as well as an Area of High Ecological Value.

The site comprises a former farmyard and contains a range of now redundant agricultural buildings that are generally turned at 90 degrees to the site frontage creating a linear form of development that affords views into and through the site. On the south western half of the site, the existing buildings consist of a two-storey red brick and timber clad barn building that has a half-hipped slate roof and is located towards the front of the site, immediately behind and attached to which is a range of block built single storey agricultural buildings that are partially flat roofed and partially pitched roofed. To the south western side of these buildings is an extensive area of hardstand that also extends across the front of the former of these buildings. Immediately adjacent to the north eastern side of the two-storey brick and timber barn is a single storey, steel framed and metal/asbestos clad agricultural building with a mono-pitched roof, while further into the site is a single storey red brick building.

The remainder of the site up to its north eastern boundary is entirely open and mainly laid to grass that allows views into the site towards a fairly modest pair of semi-detached dwellings dating from the late 1950's, known as the 'Coralie Lloyd Cottages', that occupy the rear section of the application site, the curtilages of which extend to the River Avon that adjoins the north western boundary of the site. These properties are brick built with a pitched, concrete tiled roof that are of no particular vernacular and are of little architectural merit. There are two existing vehicular accesses to the site from the main road through the village that are located at the extremities of its frontage. From the access at the north eastern end of the site frontage a worn track leads to the existing dwellings at the rear of the site.

To the south west of the application site is St Andrews House (formerly known as Church Farm), which is a Grade II listed building. This property is two-storeys in height with a pitched roof form and has been substantially enlarged with later extensions. In addition, to the front of St Andrews House and immediately adjacent to the boundary of the application is an unattractive steel framed, metal clad barn building. Beyond St Andrews House to the south west is an agricultural field. To the opposite side (north east) of the application site is Church Farm House, which is also a Grade II listed building and dates from the late 18th century. This is a substantial sized property that is three storeys in height to the front and rear elevations but only two storeys to the side elevations, with several outbuildings extending into the site at the rear of the property. On the opposite side of the road to the application site there is the village cricket pitch, beyond which are agricultural fields, that provide a significant open space within the village.

The boundary of the site to St Andrews House is demarcated by a post and rail fence along the length of the adjacent barn building, beyond which it changes to a close boarded fence of approximately 2 metres in height. To the rear of St Andrews House is an agricultural field that adjoins the south western boundary of the rear gardens of the Coralie Lloyd Cottages on the

rear portion of the site and a stone wall forms this boundary. The boundary of the application site to Church Farm House is demarcated by a timber fence of approximately 2 metres in height, although there is also tree and shrub planting to either side of this boundary towards the front of the site. The front boundary of the site is set back from the immediate road edge by a grassed verge that is about 3 metres wide and is demarcated by a brick and flint wall to the front of the existing two-storey brick and timber clad barn building, while a timber post and rail fence forms the boundary treatment across the remainder of the site frontage.

PLANNING HISTORY

- 165/57 Planning permission was approved for the erection of a pair of semi-detached cottages in January 1958. *These are the dwellings that are to be demolished as part of this current application.*
- S/2005/0523 An earlier planning application to demolish two existing dwellings and farm buildings and to erect 8 dwellings together with associated works including drainage, open space and the removal of hard standing was withdrawn in March 2005.
- S/2005/0524 An earlier application seeking conservation area consent for the demolition of two existing dwellings and farm buildings was also withdrawn in March 2005.
- S/2005/0721 This application seeks planning permission to demolish two existing dwellings and farm buildings and to erect 8 dwellings together with associated works including drainage, open space and the removal of hard standing. This is a resubmission of that application withdrawn under S/2005/0523 and is currently undetermined.
- S/2005/0720 This application seeks conservation area consent for the demolition of two existing dwellings and farm buildings. This is a resubmission of that application withdrawn under S/2005/0524 and is currently undetermined.
- S/2005/1893 In addition to this current application there is also an accompanying application that seeks planning permission to demolish the existing pair of semi-detached dwellings and redundant agricultural buildings and to erect a total of 5 dwellings, including one as a conversion.

THE PROPOSAL

This application seeks conservation area consent for the demolition of a pair of semi-detached dwellings and redundant agricultural buildings. The buildings to be demolished consist of a pair of two-storey, brick built semi-detached dwellings dating from the late 1950's, a range of block built single storey agricultural buildings and a steel framed and metal/asbestos clad agricultural building.

This application has been submitted to accompany a separate planning application (S/2005/1893) for the demolition of these buildings and the redevelopment of the site with the erection of a total of 5 dwellings comprising a large detached dwelling, a terrace of three dwellings and a further single detached dwelling consisting of the conversion and extension of an existing two storey brick and timber barn building.

CONSULTATIONS

- English Heritage: No observations to make. It is recommended that this application should be determined in accordance with government guidance, development plan policies and with the benefit of conservation advice locally.
- Salisbury Civic Society: While most of the proposal seems very reasonable, the appropriateness of the inclusion of a large new house is queried. With a farmhouse

already in existence, this seems contrary to the notion of retaining something of the character of a traditional farm setting.

REPRESENTATIONS

Advertisement:	Yes - expired 20/10/05
Site Notice displayed:	Yes - expired 20/10/05
Departure:	No
Neighbour notification:	Yes - expired 11/10/05
Neighbour response:	Yes

Nine letters of representation have been received in response to the proposed development as it was originally submitted. These letters have raised the following comments/objections:

- The proposed development represents an over development of the site that will alter the character and appearance of the immediate area.
- The intensity of development pays no respect to the appearance of the area along the main street of the village and will adversely affect its overall character. The development is at odds with the existing pattern of development and harmful to its rural setting;
- The proposed dwellings are too large and out of keeping with the character of the area, particularly the dwelling towards the rear of the site (Avon House) that will be over-dominant and affect views;
- The palladian style of the large dwelling at the rear of the site (Avon House) will be out of keeping with the style of this village and the inclusion of accommodation in the roof space is not in keeping;
- The proposed development does not relate to the established character of the neighbouring listed properties that stand alone in substantial gardens; and
- The proposed terraced dwellings are out of keeping with the surrounding area.

Following the submission of amended plans relating to the design of the proposed dwellings on Plots 1 and 5, a further period of notification was undertaken. This has generated a further 4 letters of representation that state that the amendments do not address the previous objections to the proposed development. One of these letters also states that the amendments to the dwelling on Plot 1 have made the impact of the proposed development materially worse as the ridge height of this dwelling is now higher and unlike the mansard roof form of the original submission it has no character, while the relocation of the garage to this dwelling will adversely affect the setting of St Andrews Church.

Parish Council: Support the principle of the development of the site but feel that taking into consideration the types of property already in that part of Great Durnford great care must be taken to ensure that any new development fits in and the following comments are raised:

- The design of the house at the front nearest the road is wholly unacceptable. The incorporation of the existing barn is producing a monstrosity both externally and internally. The question of incorporating the existing "building" at all should be reconsidered.
- The three terrace houses do not happily fit in with the other houses in Great Durnford and particularly with those proposed to be built on the site. Detached houses are the norm in that part of the village.

Following the submission of amended plans the Parish Council have confirmed that their comments remain the same as previously stated.

Further amended plans have been received that further amend the design of the dwelling on Plot 1 in an effort to reduce the grandeur of the design and appearance of this dwelling, while all Northern Area Committee 15/06/2006

of the proposed dwellings have been amended to take account of the required finished floor levels as mitigation against flood risk. A further period of notification is being undertaken in response to these amended plans but has not yet expired.

POLICY CONTEXT

The following policies of the Adopted Salisbury District Local Plan (June 2003) are relevant to the current proposal:

G1, G2, CN8 and CN9.

MAIN ISSUES

3. Principle of Development
4. Impact on Conservation Area

PLANNING CONSIDERATIONS

1. Principle of Development

The application site lies within the Great Durnford Conservation Area and as such the proposed development must be considered against Policies CN8 and CN9 of the Adopted Salisbury District Local Plan (June 2003). While new development in Conservation Areas is not precluded it is expected to be of a standard high enough to maintain or enhance the quality of the Conservation Area and in this regard Policy CN8 identifies that only development that preserves or enhances the existing character of the Conservation Area will be permitted. Policy CN9, however, specifically sets out the circumstances where demolition of buildings or structures within the Conservation Areas will be permitted and identifies these as being cases where the existing structure is wholly beyond repair, of an inappropriate character, where there are overriding highway or other safety concerns, or where planning permission has been granted for the development of the site.

The key issue, therefore, is whether the demolition of the existing buildings would adversely affect the character and appearance of the Conservation Area and if so, whether the proposed development of the site is of a sufficiently high quality to preserve or enhance that character and appearance to justify their loss.

2. Impact on Conservation Area

In order to consider the impact of the proposed demolition of the existing buildings that are the subject of this application on the character and appearance of the Conservation Area it is necessary to assess the contribution that these buildings make towards the character and appearance of the Conservation Area. The existing buildings within the site that are proposed to be demolished by this application consist of a pair of two-storey, brick built semi-detached dwellings dating from the late 1950's, a range of block built single storey agricultural buildings and a steel framed and metal/asbestos clad agricultural building. With regards to the latter of these buildings whilst it is acknowledged that they are of an appropriate form and design given the former use of the site as a farmyard it is not considered that they make any positive contribution to the character and appearance of the Conservation Area, particularly now that they are redundant. Similarly, it is considered that the existing pair of semi-detached dwellings that are located towards the site are of no architectural interest or merit and whilst they are insignificant in the setting of the Conservation Area they do not provide any significant positive contribution. As a result, there is no objection to the demolition of these existing buildings subject to an acceptable scheme for the redevelopment of this site that preserves or enhances the character and appearance of the Conservation Area being secured. The issue, therefore, is whether the proposed development is of an acceptable quality of design that equally contributes to the character and appearance of the Conservation Area.

The settlement of Great Durnford is largely characterised by three distinctive character areas, these being the area of modern residential development that is concentrated along Jubilee Hill where the development is fairly tight knit and dense and which is designated as a Housing Policy Boundary; the area of largely frontage and low density development that is located on the south western side of the village; and thirdly, the area of development around St Andrews

Church on the north eastern side of the village that includes the application site. This latter area is largely characterised by a loose knit and irregular pattern of development of a low density with properties located both along the main road through the village but also set back from it within relatively large plots thereby creating a spacious and rural character that is also derived from the trees and landscaping within the surrounding area. This section of the Housing Restraint Area and Great Durnford Conservation Area is also characterised by a mix of properties of varying sizes, styles and ages that exhibit a mixed palette of materials including stone and flint, stone and brick, brick, render and tile hanging with thatched and tiled roof forms.

The application site itself is somewhat unique within the village, being a former farmyard and currently occupied by a range of redundant agricultural buildings, as well as a pair of modest semi-detached cottages to the rear of the site. With the exception of the residential dwellings, the buildings within the site are located on a north west to south east axis at 90 degrees to the site frontage that provides a strong linear form of development within the site and creates spaces between the built form within the site and the adjacent properties to either side. This, together with the relatively modest scale of the existing buildings that are of single and two-storey height, provides an open character that allows views into and through the site. At present, the site unquestionably has an inherently open and rural character and although it is not the most important area of open space within the settlement given the presence of an agricultural field to the south west of St Andrews House and the cricket ground directly opposite to the south east that are both much larger and more important areas of open space to the character of the area it does contribute to the generally open and spacious feel to this section of the village.

While there is no objection to the principle of the redevelopment of this site for residential use given its location within the Housing Restraint Area, it is considered that any such proposal will inevitably alter the existing agricultural character of the site. Nevertheless, with the adoption of a sympathetic design approach with regards to the design and layout of the proposed buildings it is considered that it is possible to achieve a development on this site that would respect and equally contribute to the character and appearance of the surrounding area. In this respect, the key aim must be to achieve a development of a low density that reflects the rural character of the site and surrounding area and that provides a sense of spaciousness through the retention of gaps within the development that allow views into the site and that contribute to the character and appearance of the Housing Restraint Area and the Conservation Area.

This current application has evolved following lengthy discussions with the applicant over a 3-year period and also seeks to address the concerns identified in respect of the previous application for the erection of 8 dwellings relating to both the physical size and number of dwellings, albeit that this remains undetermined. The design concept adopted by the proposed development seeks to take its design cues from the existing agricultural character and appearance of the site as a former farmyard to create a group of farm buildings with a hierarchy of built form that reflects the former function of the site. In this respect, the development includes the retention of the existing two-storey brick and timber barn building towards the front of the site as a conversion (Plot 5) that provides evidence of the site's provenance, the erection of a terrace of three dwellings (Plots 2-4) that is to be finished in timber cladding with a low brick plinth and has been designed to reflect a gable ended long barn that has been converted, with a single detached dwelling towards the rear of the site of a more formal "farmhouse" design (Plot 1) to form a focal point building within the site. It is therefore intended that the design of the development would read as a converted group of buildings that reflect the character of a traditional farm setting rather than a new housing development.

In response to the proposed development, the Council's Conservation Officer has questioned the appropriateness of the concept of creating a large new dwelling as a "farmhouse" and focal building within the development both in terms of how this building will integrate into the hierarchy of the surrounding buildings, but also in relation to its impact on the setting of the adjacent listed buildings and the character and appearance of the Conservation Area. In this respect, the Conservation Officer is of the opinion that the proposed dwelling will have a greater visual impact than the existing semi-detached dwellings that are insignificant in the setting of the adjacent listed buildings and the Conservation Area.

While it is acknowledged that this 'farmhouse' dwelling will undoubtedly be of a substantial size and will inevitably impact upon the setting of the adjacent listed buildings of St Andrews House

and Church Farm House it is not considered, however, that this will be in a detrimental manner. Although the existing buildings within the application site obviously form part of the setting of these listed buildings, these adjacent properties are both set in substantial plots that effectively create their own individual settings to these properties, while it is also considered that the existing buildings, boundary treatments and landscaping of the site act to screen these adjacent dwellings when viewed from the road frontage so that visually the site can be seen as a separate entity. Furthermore, it is also considered that the proposed layout of the development would serve to reinforce this visual separation by virtue of the position of the 'farmhouse' dwelling that would be situated significantly further back into the site than the adjacent properties thereby creating substantial distances between them. The terraced dwellings on Plots 2-4 would also be sited between St Andrews House and the new 'farmhouse' dwelling to provide a physical separation between these two dwellings while not impinging upon this listed building itself given its single storey height and distance from the boundary. As such, it is considered that visually the proposed 'farmhouse' dwelling and the adjacent listed buildings would not be read in conjunction with each other, but instead the proposed dwelling will be viewed in the context of its own setting of the application site as the principal building within a group of agricultural/farm buildings and without competing with the adjacent listed buildings. In addition, the layout of the proposed development has also been designed in such a manner that the existing substantial spaces within the site will be preserved to the front of the proposed 'farmhouse' and to the rear of the terraced dwellings on Plots 2-4. As such, the scheme retains the openness within the site and across its frontage that maintains the views of Church Farm House and that contributes to the setting of the adjacent listed buildings.

In terms of design, concern has been raised regarding the scale and grandeur of the design of the proposed large dwelling on Plot 1 at the rear of the site given its location between two listed buildings. With regards to the earlier submitted plans that indicated a dwelling of a Georgian design that had the appearance of a 'manor house' type dwelling on this plot, it is considered that these concerns were reasonably founded. In this respect, it is considered that a dwelling of such a design would have the appearance of being the more important dwelling in the hierarchy in comparison to the adjacent listed buildings and as such would compete with these dwellings. In response to these concerns, while the scale of this dwelling remains unaltered, the elevational treatment has been amended that includes alterations to the fenestration and dormer window arrangements, the deletion of a portico to the principal entrance door and replacement with a simple porch canopy and alteration to the stepped entrance, all of which combine to provide a much simpler appearance to this dwelling. As a result, it is considered that the proposed dwelling is now of a more 'farmhouse' style that will integrate much more comfortably with the adjacent listed buildings and within the wider surrounding area.

With regards to the other dwellings within the proposed development concerns have also been raised to their design. However, while it is acknowledged that the addition of a new build element to the existing barn building on Plot 5 is an unusual way of handling a barn conversion it is considered that this dwelling whilst retaining an element of the existing built form will also reflect the former agricultural function of the building and site. Similarly, it is also considered that the terraced dwellings on Plots 2-4 that have been designed to reflect a converted long barn are of an appropriate scale and design for the site. With regards to the materials it is proposed that the development will utilise a mix of brick, timber cladding and brick under either plain clay tiles or natural slate roofing and as such will respect the local character of the surrounding area and enable the proposed development to blend harmoniously into the site and with the surrounding landscape. However, it is considered that for the eventual development to successfully reflect the high quality of development that is envisaged it is considered that large scale drawings of window sections and surrounds, roof lights, dormers, chimney stacks, eaves, gables, doors, porch canopies and railings will be required to be submitted prior to the commencement of development. In addition to the above, the proposed development also includes the removal of the existing poor quality buildings, including the existing semi-detached dwellings towards the rear of the site, that do not positively contribute to the character and appearance of the Conservation Area. It is therefore considered that this scheme represents a well-designed approach to the development of the site that reflects the historic use of the site and builds upon its agricultural character and would respect the sensitive setting of the site within the Housing Restraint Area and Conservation Area.

With regards to the site layout, the footprint of the proposed buildings is closely linked to the existing built form on the site and therefore retains the largely linear form of development within

the site and openness across the frontage of the site. As a result, the scheme importantly retains the spaces that currently exist between the built form within the site and the adjacent properties. In this respect, the development retains the substantial area of open space to the front of the existing semi-detached dwellings in the form of a communal grassed courtyard area that forms an integral part of the scheme, while the existing gap between the block built range of agricultural buildings and the south western boundary of the site is also retained, albeit that this area will form the rear gardens to the dwellings on Plots 2-4. The inclusion of these areas will ensure that the character of the proposed development will be of a spacious development thereby continuing to allow views into and through the site. As such, it is considered that the proposal respects the loose knit pattern of development that is characteristic of the surrounding area and provides a positive response to the site's context in a manner that demonstrates restraint in terms of the scale and number of buildings on the site.

In light of the above considerations, it is considered that the scheme represents a sensitive approach to the development of this site that responds positively to the character and appearance of the surrounding area and the constraints to the development of the site arising from its location within the Housing Restraint Area and Conservation Area and adjacent to listed buildings.

On this basis, therefore, it is considered that the demolition of the existing buildings is acceptable subject to the implementation of the development proposed by planning application S/2005/1893.

RECOMMENDATION:

APPROVE

REASONS FOR APPROVAL

The existing buildings within the site that are proposed to be demolished by this application are not considered to make a positive contribution to the character and appearance of the Conservation Area that would preclude their demolition. In this instance, the development of the site that is proposed by planning application S/2005/1893 is considered to represent a well-designed and sympathetic approach to both the layout and treatment of the individual dwellings that reflects the historic use of the site and builds upon its agricultural character. In general, it is considered that the scheme achieves a low-density development that demonstrates restraint in terms of the scale and number of dwellings proposed, whilst retaining open spaces through the site in keeping with the spacious and loose knit pattern of development that is characteristic of the area. Overall, it is therefore considered that the proposed development offers an opportunity to redevelop this site with a high quality development that responds positively to its sensitive setting that would preserve the character and appearance of the Conservation Area. For these reasons, it is considered that the quality of this scheme justifies the demolition of the existing buildings that are the subject of this application and that the proposal complies with Policies G1, G2, CN8 and CN9 of the Adopted Salisbury District Local Plan (June 2003).

And subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason -

To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 (4) of the Planning and Compulsory Purchase Act 2004.

2. The demolition, hereby permitted, shall not take place until a contract for the carrying out of the development of the site approved by planning permission S/2005/1893 has been let, the details of which shall be submitted to, and approved in writing by, the Local Planning Authority prior to any work whatsoever commencing on site.

Reason -

To prevent the premature demolition of buildings and to preserve the character and appearance of the Conservation Area.

3. Prior to the commencement of any works, including demolition, a bat survey of all the existing buildings on the site, to include an internal survey of all roof spaces, shall be carried out between April to September and a report of the findings of these surveys shall be submitted to, and approved in writing by, the Local Planning Authority.

If the survey identifies the presence of bats within any of the buildings, a detailed scheme of mitigation measures to ensure the protection of the protected species and its habitat shall be submitted to, and approved in writing by, the Local Planning Authority. The mitigation measures as may be agreed by the Local Planning Authority shall thereafter be fully implemented in strict accordance with the approved details prior to the first occupation of the dwellings, hereby approved, unless the Local Planning Authority gives prior written consent to any variation.

Reason:

To ensure the protection of protected species and their habitat.

And in accordance with the following policies of the Adopted Salisbury District Local Plan (June 2003):

Policy	Purpose
G1	General Principles of Sustainable Development
G2	General Criteria for Development
CN8	Development in Conservation Areas
CN9	Demolition of Buildings/Structures in Conservation Area

Part 3
**Applications recommended for the Observations of the
Area Committee**

No Observations