

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING COMMITTEE
NORTHERN AREA – 01/04/04

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

A106 - Approve subject to S106	DOEC - Refer to DLTR (Committee) Now DTLR	REF - Refusal
APP - Approve	NOBJ - No objection	REV - Subject to Revocation Order
APPC - Approve with conditions	OBJ - Objection	DOED - Refer to DLTR
APRE - Part approve / refuse	OBS - Observations to Committee	Now DTLR - (delegated)

ITEM NO	APPLICATION NO OFFICER	LOCATION	REC	PARISH / WARD	PAGE NOS	WARD & COUN- CILLORS	NOTES
1	SV S / 2004 / 24 Mr J Hammond	GLENSIDE MANOR HEALTHCARE SERVICES GLENSIDE MANOR SOUTH NEWTON	REF	SOUT	2-7	LOWER WYLYE & WOODFORD VALLEY Councillor Brady	
2	S / 2004 / 110 Miss L Flindell	MR & MRS HAYES 19 AVONDOWN ROAD DURRINGTON	REF	DURR	8-9	DURRINGTON Councillor Baker Councillor Bojdys Councillor Mrs Greville	
3	SV S / 2004 / 238 Miss L Flindell	MR E R ELLIOTT LITTLE CLOVELLY CHALK HILL SHREWTON	REF	SHRE	10- 12	TILL VALLEY & WYLYE Councillor Mills Councillor West	
4	S / 2004 / 320 Ms S J McDaniel	MR D CONTI 69 EAST GOMELDON ROAD GOMELDON	REF	IDMI	13-14	UPPER BOURNE, IDMISTON & WINTERBOURNE Councillor Hewitt Councillor Wren	

5	S / 2004 / 151 Miss L Flindell	MR DODD 4 LONGFIELD CLOSE DURRINGTON	APPC	DURR	15-17	DURRINGTON Councillor Baker Councillor Bojdys Councillor Mrs Greville
6	S / 2004 / 230 Miss L Flindell	MR & MRS BAXTER 54 MEADS ROAD DURRINGTON	APPC	DURR	18-19	DURRINGTON Councillor Baker Councillor Bojdys Councillor Mrs Greville
7	S / 2004 / 248 Miss L Flindell	EXECUTORS OF MR ENSELL LAND AT 4 NEW COTTAGES ST ANDREWS ROAD SOUTH NEWTON	A106	SOUT	20-24	LOWER WYLYE & WOODFORD VALLEY Councillor Brady
8	S / 2004 / 372 Miss L Flindell	SALISBURY DISTRICT COUNCIL AMESBURY PUBLIC LIBRARY SMITHFIELD STREET AMESBURY	APPC	AMES	25-27	AMESBURY EAST Councillor Brown Councillor Noeken Councillor Peach
9 SV	S / 2003 / 2194 Mr J Hammond	GLEESON HOMES SOUTHERN THE LIMES (LAND AT) HIGH STREET SHREWTON	A106	SHRE	28-37	TILL VALLEY & WYLYE Councillor Mills Councillor West
10 SV	S / 2003 / 2671 Mr O Marigold	MR & MRS T BAIRD LAND AT CHINE ROAD UPPER WOODFORD	A106	WOOD	38-41	LOWER WYLYE & WOODFORD VALLEY Councillor Brady

AGENDA ITEM – S/2002/1075 & S/2002/1651 - LAND SOUTH OF BOSCOME ROAD, AMESBURY

END OF LIST

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

Part 1

Applications recommended for Refusal

Item No. Case Officer Contact No.

App.Number Date Received Expiry Date Applicant's Name
Ward/Parish Cons.Area Listed Agents Name

Proposal
Location

1	Case Officer Mr J Hammond	Contact No 01722 434380	1
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S/2004/24	09/01/2004 14:55:21	05/03/2004 14:55:21	GLENSIDE MANOR HEALTHCARE SERVICES
SOUT			CASTLEOAK CONSTRUCTION
Easting: 408724.192217708	Northings: 134379.873269081		

PROPOSAL:	FULL APPLICATION -PROPOSED NEW 45 BEDROOM INTERMEDIATE CARE UNIT
LOCATION:	GLENSIDE MANOR SOUTH NEWTON SALISBURY SP2 0QD

REASON FOR REPORT TO MEMBERS

Contrary to PC's recommendation

SITE AND ITS SURROUNDINGS

The application site comprises the open paddock adjoining the A.36, which forms the frontage to the Glenside Manor Nursing Home. This site lies between Newton House (Grade II listed) to the west, together with the separate Bell Inn public house facility immediately adjoining the site, the range of generally recent single and two storey care home and ancillary buildings to the north, occupying the more elevated positions within the Glenside Manor campus, the former vicarage (now extended) to the immediate north and a mix of two and two and a half storey detached dwellings as well as St. Andrews Church to the east of the site.

The site is accessed via the recently improved two-way access from the A.36 serving the nursing home. The land itself comprises a significant area of non-domestic open space fronting the highway. Its impact upon the village street scene is enhanced by its contour, with the paddock generally rising some 4.5 – 5.5 metres from the highway to the upper levels of the paddock adjoining the internal roadway. The site is characterised by the presence of mature trees demarking the site access and the upper (northern) part of the site. The wider site accommodates a number of mature trees whose height and canopy contributes to the soft backdrop to the built form of the nursing home.

The site lies within the Housing Restraint Area for South Newton, adjoins the setting of the listed Newton House, is within the Special Landscape Area and adjoins the River Wylfe to the south. The site is served directly from the A.36.

THE PROPOSAL

This planning application is for a 45 bed, Intermediate Care Unit. This bid is a response to a tendering process initiated by the South Wiltshire Primary Care Trust. It should be borne in mind however that, whilst developed as a reaction to identified local need, the impacts of the proposed development need to be considered on their own operational, infrastructure and landscape impact merits. The applicant has confirmed as a part of the application submission that if the PCT bid is not successful, then the development could equally be used to facilitate other care / rehabilitation needs.

The applicant has identified the frontage paddock as their preferred location for a new facility on the basis of space requirements and accessibility.

The proposal includes:

35 Intermediate Care Beds for older people,
10 Enhanced Care Beds for older people,
Backup services
Therapy and treatment facilities (accessed by the wider, existing care home community)
Office & administrative area,
Staff changing / Rest area,
Training, consultation and support rooms, and storage.

Additional facilities proposed include:

Hairdressing salon,
GP consulting room,
Coffee shop, and
Local shop & post office.

The scheme has located the overall accommodation in a single building that would extend along the upper plateau of the frontage paddock. This building would mix 2 ½ and 2-storey accommodation, generally comprising single aspect living units accessed from a central corridor. The buildings would adopt a generally symmetrical plan form with two, outer, and a central projecting gable blocks linked together. The buildings would use a mix of deep buff brick and flint banding with timber boarding for subservient elevations under roofing comprising natural slate to the main building and plain tile to the supporting “wing”. Elements of the scheme would include a natural stone plinth. Given the double aspect nature of the plan form, the roof to the “link” elements would comprise dummy pitched roofing to reduce the overall ridge height.

PLANNING HISTORY

There is significant piecemeal history to the site, which is of little relevance. The key issues relate to the impact of development upon the A.36 and the relationship of development proposals upon the listed Newton House.

CONSULTATIONS

WCC Highways - Access arrangements are poor with sub standard radii at the main entrance. Visibility is however reasonable whereas visibility for emerging vehicles at the elderly persons home access point is very sub-standard. No details of staff numbers and it is noted that the proposed use could change within the use class. Given however the proposed use it may be difficult to provide robust trip generation details, however further information should be sought regarding staff numbers and parking allocations.

A travel plan is welcomed but consideration should be given to staff travel survey, use of results trip reduction targets, and partnership working with Travelwise (WCC)

Highways Agency - The A.36 is a virtually de-trunked route therefore the advice of WCC is important. WCC has drawn attention to the sub-standard radii at the main entrance and substandard visibility at the secondary entrance. Proposals to address these issues would be welcomed. Additionally, information relating to staffing numbers, parking and trip generation

would aid assessment. HA would support proposals for a Green Travel Plan. Further information should be sought and assessed prior to determination. (Note, the applicant has subsequently submitted a series of travel plan documents which are currently being assessed. A further report will be brought to the meeting setting out the HA response to submitted information.)

WCC Library/ Museum - A desk top assessment has now taken place. On the basis of the submitted information I recommend a watching brief during the initial stages of construction

Housing & Health Officer - No observations

Wessex Water Authority - There is foul drainage locally. Surface drainage requires local confirmation that the solution is acceptable.

Environment Agency - No objection subject to conditions relating to flood limitation and on site storage of flood waters

CPRE - No objection to the proposed use, however care must be taken to ensure the highest design standards. At present the development is not good looking and adopts a scale out of keeping with the rest of the village. The design pays lip service to the local style / idiom rather than provide an original solution steeped in careful study of the local vernacular. The colour illustrations lack scale and consistency. It should be possible to create something less weighty and more original than the current proposal. The buff bricks may be less imposing than red but do not reflect predominant local materials. Whatever is built on this site will be an important landmark and deserves better.

Tree Officer. - Concern regarding protection of the pollarded TPO Limes

Protective fencing may be necessary along curb line and the re-pollarding of trees prior to construction

REPRESENTATIONS

Advertisement Yes – expired 12/02/04

Site Notice displayed Yes – expired 12/02/04

Departure No

Neighbour notification Yes – expired 03/02/04

Neighbour response Yes – 6 letters received, 4 of support and 2 of objection of which 1 has 15 signatories. Objections relate to: The field to the front of Glenside Manor is one of the few remaining pieces of central open space beside the A.36, the scheme will destroy views of the Wyllye Valley from Glenside Manor, generation of additional traffic, height & size of building is unsuited to this frontage location within the complex, loss of privacy to adjoining properties, increased noise pollution, a building of this use type would be better suited to a location closer to Salisbury, problems with A.36 in terms of road safety. Points raised in support of the application include: proposal will improve local employment opportunities, scheme is well designed, the set back from the A.36 will overcome visual impact and improvements to local care facilities. Observations include the need to retain the remaining paddock as open space & preference for additional landscape tree planting.

Parish Council response Yes – no objections

MAIN ISSUES

Is an extension to the nursing home acceptable in principle?

Status and character of the open field proposed for development.

Scale, design and relationship to village character.

Highway issues and travel management

Archaeology

Proposed shop facility

Impact upon adjoining properties.

POLICY CONTEXT

Adopted SDLP policies G1, G2, D2, PS2.

PLANNING CONSIDERATIONS

1. Is an extension to the nursing home acceptable in principle?

The application site lies within a part of South Newton defined by the Housing Restraint Area policy. Whilst not specifically relevant to this application, the policy does support the principle of

some development within its limits. The site's context comprises an integral part of the village. To this end, the site does lie within an existing settlement and therefore the principle of expansion of the existing facilities is acceptable subject to the design, traffic, infrastructure and impact issues contained within policies G2 and D2 being met.

The application site itself lies within an open field that fronts the A.36. The Adopted Local Plan has a policy that seeks to protect important open spaces within Housing Policy Boundaries to preserve their visual quality and preserve the character of the area. As the proposed development lies outside the HPB designation, it does not benefit from the Important Open Space protection.

The appropriate scale of development therefore needs to be assessed against the design / scale criteria set out within the Housing Restraint Policy (as a general guide to development form) as well as against the criteria set out in policies G2, particularly criteria v. relating to loss of important open areas or gaps in built frontage that are desirable to retain, and the requirements under policy D2 to respect building lines, scale, height and massing of the built context.

Whilst issues such as traffic generation, access, archaeology and impact upon neighbours requires discrete analysis, the principle of developing a 45 bed facility therefore largely turns upon an assessment of the impact of this proposal upon the character of the open field, the scope to retain parts of this field as open space as well as the scale and mass of the proposed building in relation to the built context and the local landscape, built form and tree canopy backdrop.

2. Status and character of the open field proposed for development.

As has been noted in point 1 above, the open field within which the proposed development lies has no specific policy protection as an open space per se. The village has no conservation area boundary that may offer specific protection to important spaces regardless of specific designations

The assessment of the role of this open space therefore needs to revert to the criteria set out in policies G2 and D2. These policies provide protection for important open areas, gaps in frontages and the scale & character of development in terms of height, massing and plot development characteristics.

The village is typified by enclosure of the street by built form. The existence of this field within the village is therefore untypical of the general built pattern. As such, the open character of this field represents an important open space which contributes to the character of the village and streetscene. Officers consider therefore that the retention of this open frontage is important to the character of South Newton and should be retained.

The determination of this application should therefore consider whether the field must be retained in its entirety to preserve the character of this open space, or whether some intrusion can be accepted without detracting from local character.

The entrance to the site is bounded by a series of pollarded Limes. The rear (north eastern) boundary is defined by the sites internal road system. The paddock itself comprises an area of open pasture some 60-65 metres in depth rising some 5 metres from the roadside. The open character is viewed from positions to the south west, however it does not have long views as an area of open space from along the A.36 as a result of the enclosure of the streetscene by the Bell Inn to the west and the curtilage to Tor View / Brown Eaves to the east. As such, the public impact of this open field is really appreciated when facing directly into the site. It does not benefit from the long view. As such, the overall depth of the open space required to be protected is not as important as if the site was capable of oblique views in.

The application proposes that the new development is kept to the north-eastern boundary of the field. This approach retains a 45 metre open gap between the buildings and the A.36 footpaths.

This approach will retain the feel for passers by that there is an open space within the village core. The proposed development will however reduce the scale of this space when viewed directly from the A.36 and by pedestrians.

Given however that the site does not lie within a conservation area or comprise a specific protected open space, the scope to retain a significant open space within the village core is considered to comply with the requirements of policy G2.

The scheme will result in the blocking of public views towards the former vicarage. This is not in itself a listed building. There is no policy protection requiring the retention of public views of such structures.

3. Scale, design and relationship to village character.

The proposed building is approximately 12.5 metres high to the projecting gables with 10.5 metre linking structures. The building has an overall width of some 55 metres, although the eastern element of the building would comprise a two-storey structure.

The development of a grouping of single aspect accommodation units served via a central corridor by its nature creates a deep plan development form. The linking of accommodation blocks capable of housing 45 units of accommodation, together with staffing, ancillary uses and the health operations and shop creates a building whose overall mass, ridge height, continuity of roof height and depth of gable projection will reflect a more urban scale and pattern of development within a village wherein the more typical development form is of domestic scale with occasional projections above two storey, albeit within single dwelling scale.

The proposed building will therefore by virtue of its overall height, width, allied to the limited interruption to roof pattern and ridge height represent an urban scale and pattern of development which is out of keeping with the smaller scale pattern grain and massing of those development that characterise the streetscape and built form within South Newton.

Focusing upon design issues, the applicant has, following discussion with the planning authority identified the symmetry of the model farm as an appropriate design cue.

Clearly, the influence of such developments, particularly Wilton Estate courts can be found along the Wylve Valley and could inform a formal development proposal. The problems with using this approach arise from its adaptation to single aspect central corridor development proposals wherein the required plan depth exceeds traditional agricultural scale. Equally, the adoption of such an approach to a 2-½ storey development tends to lose the respect for the original character and design scale.

Notwithstanding these criticisms, and those raised by the CPRE, the scheme looks to minimise jarring or overly urban designs. The use of generally sympathetic local materials, including horizontal stained timber, natural stone plinths, buff brick and flint detailing under a predominantly natural slate and plain clay tile roof would serve to soften the development and draw upon local cues. The CPRE reference to buff brick being inappropriate is not, in the context of this site correct. There is a preponderance of buff brick and its replication could soften a new development.

In summary therefore, the applicant has adopted an appropriate local cue, however the scale of development proposed has negated any benefit that could be drawn from adopting the chosen design approach.

4. Highway issues and travel management.

Both WCC and the Highways Agency have sought additional information regarding overall trip management and the impact of this proposal upon site access.

The applicant has undertaken staff trip pattern surveys and identified measures to reduce proposed and existing on site travel management. Whilst no formal response has been submitted by either highway authority, there has been a constructive approach to the development of trip reduction proposals and minimisation of need by the applicant via their travel plan research and the subsequent development of proposals. The formal responses of both the County Highways Authority and Highways Agency will be reported at the meeting.

5. Archaeology

Following an evaluation of the on site archaeology as required by WCC Archaeologists there are no grounds why the principle for future development should not be accepted.

6. Proposed shop facility

The applicant proposes within the overall scheme to provide a local shop and identifies measures pursued with the Post Office to develop a new facility. In terms of the planning judgement we need to consider whether the proposed shop represents something that could be justified as being reasonably related to the scale and nature of the development. Given that this application relates to the expansion of an existing nursing home, the direct link demonstrating a necessary infrastructure requirement between the new accommodation and new post office cannot be demonstrated.

As such, the offer to provide a post office is not something that could be demanded by the Local Planning Authority. It is recognised that within a relatively substantial village such as South Newton the recent loss of the village shop and post office has had a detrimental impact upon the quality of life, requiring changed shopping patterns and additional inconvenience as well as the loss of a hub for local contact. If the scheme were in all other respects considered acceptable, the offer submitted by the applicant to provide a local shop should therefore be secured by way of a "Unilateral Undertaking" (i.e. planning gain proposal proposed and submitted by the applicant rather than demanded by the planning authority.)

7. Impact upon adjoining properties.

The proposed development is well contained within the curtilage of Glenside Manor Nursing Home. Gable views from outside the site look towards the two-storey element and encompass the intervening pollarded limes and the width of the site's access drive. Whilst the proposed development represents a large scale structure which will impact upon the amenity and views of existing properties, this will not be to the extent that refusal is merited upon neighbour amenity issues.

CONCLUSION

The proposed scheme targets a key element of PCT health care provision. As such, the proposal promotes quality of life and local employment opportunity policies within the Local Plan. The development has taken steps to reduce the impact of vehicular traffic and detrimental impact upon archaeology and as such accord with policy criteria designed to protect these interests.

The scheme does however represent an urban and somewhat institutional scale of development in terms of depth, mass, width and continuity of ridge line at an overall height that is greater than that of keeping with the village scale of development locally wherein 2 ½ storey developments are limited and most typically of domestic scale only. The development therefore runs counter to the requirements of policies G2 and D2 of the Adopted Salisbury District Local Plan.

RECOMMENDATION: REFUSE for the following reasons:

The proposed building will therefore by virtue of its overall height and width, allied to the limited interruption to roof pattern and ridge height represent an urban scale and pattern of development which is out of keeping with the smaller scale pattern grain and massing of those developments that characterise the streetscape setting for this proposal and the wider built form within South Newton, contrary to the requirements of policies G2 and D2 of the Adopted Salisbury District Local Plan.

And in accordance with the following policy/policies of the adopted Salisbury District Local Plan

Policy G1	General Principles
Policy G2	General Design Guidance
Policy D2	Infill Design Guidance
Policy PS2	Nursing Homes / Elderly healthcare

NOTES:

S/2004/110	15/01/2004 14:24:44	11/03/2004 14:24:44	MR & MRS HAYES
DURR			PLANNING & DESIGN LTD
Easting: 416193.2	Northing: 144369.4		

PROPOSAL:	FULL APPLICATION -TWO STOREY EXTENSION TO FRONT ELEVATION AND ASSOCIATED WORKS
LOCATION:	19 AVONDOWN ROAD DURRINGTON SALISBURY SP4 8ET

REASON FOR REPORT TO MEMBERS

Contrary to PC's recommendation

SITE AND ITS SURROUNDINGS

No 19 Avondown Road is a two storey semi-detached property occupying a corner plot at the junction between Avondown Road and Birchwood Drive, within a large housing estate in Durrington.

The dwelling has a driveway accessing a single integral garage with flat roof which projects from the main wall of the property. There is also a flat roof porch to the side of the garage. The neighbouring dwellings to the west and east have been built to the same design with projecting garage and porch at ground floor level.

THE PROPOSAL

It is proposed to add a two storey extension to the front elevation of the property over the existing porch and partially over the garage.

PLANNING HISTORY

None

CONSULTATIONS

None

REPRESENTATIONS

Advertisement	No
Site Notice displayed	Yes, expiry date 19.02.04
Departure	No
Neighbour notification	Yes, expiry date 10.02.04
Neighbour response	No
Parish Council response	Support

MAIN ISSUES

Impact to street scene

POLICY CONTEXT

Adopted SDLP G2 (General), H16 (HPB), D3 (Extensions)

PLANNING CONSIDERATIONS

Impact to street scene

The street scene in this location is characterised by uniformly designed semi-detached dwellings with ground floor projecting flat roof garages and porches.

The proposed two storey extension will project 2.95m from the main wall of the dwelling and 3.7m wide with pitched roof rising to 6.2m high (1.35m lower than the main ridge height).

CONCLUSION

It is considered that a two storey extension in this position on the front elevation of the dwelling will result in an adverse impact to the overall appearance of the street scene through upsetting the character of the street scene of uniformly designed dwellings and would also set a precedent for further applications of this type.

RECOMMENDATION: REFUSE for the following reasons:

It is considered that a two storey extension on the front elevation of the dwelling will upset the character of the street scene of uniformly designed dwellings, resulting in an adverse impact to the overall appearance of the street scene contrary to policies G2, and D3 of the Adopted SDLP.

And in accordance with the following policy/policies of the adopted Salisbury District Local Plan: G2 (General), H16 (HPB), D3 (Extensions)

NOTES:

3

Case Officer
Miss L FlindellContact No
01722 434377

3

S/2004/238	04/02/2004 14:18:22	31/03/2004 14:18:22	MR E R ELLIOTT
SHRE			
Easting: 406960.8	Northings: 143421.1		

PROPOSAL:	O/L APPLICATION -ERECTION OF SINGLE DWELLING AND GARAGE
LOCATION:	LITTLE CLOVELLY CHALK HILL SHREWTON SALISBURY SP3 4EU

REASON FOR REPORT TO MEMBERS

Contrary to PC's recommendation

SITE AND ITS SURROUNDINGS

The site is served by a narrow access track from Chalk Hill serving three bungalows within the HPB of Shrewton. The proposed development area forms part of the garden of Elismore and opposite Little Clovelly.

THE PROPOSAL

This is an outline application to construct a dwelling on the site of garden land opposite Little Clovelly, Chalk Hill, Shrewton. Vehicular access to the proposed dwelling would be provided by the existing access serving three bungalows from Chalk Hill. All other matters are reserved.

PLANNING HISTORY

1972/81	Outline application – erection of 1 dwelling and construction of vehicular access	Withdrawn	19.04.73
1978/195	Conservatory and entrance	AC	04.04.78

CONSULTATIONS

WCC Highways - Recommend refusal for the following reasons:
Inadequate visibility is obtainable at the access point onto Chalk Hill and further development off the existing shared drive will lead to an unacceptable road safety hazard for users of the public highway

Chalk Hill is substandard to serve as a means of access to the proposed development due to its narrow width, lack of footways and substandard road junctions with Salisbury Road and Amesbury Road.

Wessex Water Authority- The development is located within a foul sewered area and there are water mains within the vicinity of the proposal. It is recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water Infrastructure

Environment Agency - No comment

REPRESENTATIONS

Advertisement No

Site Notice displayed Yes, expiry date 11.03.04

Departure No

Neighbour notification Yes, expiry date 27.02.04

Neighbour response Yes one letter with observations, summarised as follows;

The Old Stables is not shown on the plans – the proposed property would be very close to the boundary and hedge of The Old Stables with possible disturbance to tree/hedge

A number of trees will need to be removed even though on the application form it states non will be felled
Loss of view

Parish Council response
planning application

Please note that Shrewton PC have no objection to this

MAIN ISSUES

Principle
Impact on residential amenity/overdevelopment of site
Highway issues

POLICY CONTEXT

Adopted SDLP General (G2), H16 (HPB), D2 (Infill development)

PLANNING CONSIDERATIONS

Principle

The site is located in the Housing Policy Boundary. However, whilst the redevelopment of the site may be acceptable in principle, the scheme needs to be judged against the impact of the proposal in the surrounding environs.

Impact on residential amenity/overdevelopment of site

PPG 3 makes it clear that new development must make the best use of available land without compromising the quality of the environment. The plot sizes in the locality vary, however, they are predominantly much larger than that proposed (261.88 square metres). The Old Stables occupies a plot of approximately 410 square metres and Little Clovelly approximately 412 square metres.

The proposed site will be to the rear of The Old Stables, a detached chalet style dwelling which has windows overlooking the site at ground and first floor. There is a mature conifer hedge to the access road and on the north boundary of The Old Stables. The occupants of this dwelling have raised concern that the proposal may affect boundary trees and would result in a loss of view. Whilst the loss of view is not a material planning consideration, the impact upon outlook and residential amenity is an important consideration.

The site slopes and is at a lower level to The Old Stables, however, in light of the proximity of the site to nearby residential dwellings, the Local Planning Authority is not convinced that a dwelling could be accommodated on this site without a detrimental impact upon the outlook and residential amenity enjoyed by surrounding residents.

Highway Safety

Access to the site is proposed via the track serving the three bungalows. WCC Highways objects to the application on the grounds of an intensification of the use of the access where there is a lack of visibility for emerging vehicles from Chalk Hill and in addition the substandard nature of Chalk Hill and its junctions with Salisbury Road and Amesbury Road.

CONCLUSION

This is a small scale development site, and it is considered that a dwelling on this site would result in a cramped and congested development which would have an adverse affect upon the amenities and living environment enjoyed by residents.

In addition, it is considered that intensification of use of the access will lead to an unacceptable road safety hazard.

RECOMMENDATION: REFUSE for the following reasons:

(1) The proposed plot will represent a cramped form of over development, out of keeping with the general scale and character of existing development in the area and due to the close proximity to adjacent residential dwellings, would be likely to result in the development being over-dominant and overbearing in relation to the neighbouring dwellings, adversely affecting their amenities contrary to Adopted Salisbury District Local Plan policies D2, H16 and G2.

(2) Inadequate visibility is obtainable at the access point onto Chalk Hill and further development off the existing shared drive will lead to an unacceptable road safety hazard for users of the public highway contrary to policy G2 of the Adopted SDLP

(3) Chalk Hill is substandard to serve as a means of access to the proposed development due to its narrow width, lack of footways and substandard junctions with Salisbury Road and Amesbury Road contrary to policy G2 of the Adopted SDLP

(4) The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the adopted Salisbury District Local Plan because appropriate provision towards public recreational open space has not been made.

INFORMATIVE: -

R2 FOR REFUSAL

It should be noted that the reason given above relating to Policy R2 of the adopted Local Plan could be overcome if all the relevant parties can agree with a Section 106 Agreement, or, if appropriate by a condition, in accordance with the standard requirement of public recreational open space.

NOTES:

S/2004/320	16/02/2004 08:36:56	12/04/2004 08:36:56	MR D CONTI
IDMI			R B GOGGIN PARTNERSHIP
Easting: 418937.3	Northings: 135643.1		

PROPOSAL:	FULL APPLICATION -DOUBLE GARAGE WITH STORE OVER
LOCATION:	69 EAST GOMELDON ROAD GOMELDON SALISBURY SP4 6LT

REASON FOR REPORT TO MEMBERS

Contrary to PC's recommendation

SITE AND ITS SURROUNDINGS

The subject site is a detached chalet style dwelling to the north of East Gomeldon Road. All of the surrounding properties to the north of this road are large houses located in an elevated position set back from the highway.

A number of dwellings have added double and single, single storey garages to the front of the properties but none are more than one storey high. The properties to the south of East Gomeldon road are characterised as single storey modest sized bungalows and plots.

There are a number of mature fir trees to the front of no. 69 East Gomeldon Road, which have been pruned at the base opening up views of the property to the north. There is a driveway and parking area to the front of the dwelling.

Planning permission was granted under 1971/153 for the erection of an attached garage and construction of vehicular access. It would appear that this garage has since been converted into residential accommodation.

An application (03/2264) for a similar proposal was refused due to its scale, bulk, design and impact on street scene.

THE PROPOSAL

Full application for a double garage with a store over within the front garage

PLANNING HISTORY

1971/153 Erection of garage and construction of vehicular access AC 23/08/1971

2003/2264 Erection of double garage with garden store. R 27/10/2003

CONSULTATIONS

NONE

REPRESENTATIONS

Advertisement No

Site Notice displayed Yes, Expiry 18th of March

Departure No

Neighbour notification Yes, Expiry 10th of March

Neighbour response None

Parish Council response No objections

MAIN ISSUES

Principle

Scale, appearance and impact on street scene.

POLICY CONTEXT

2003 Adopted Salisbury District Local Plan: G3, D2

Design policy D3 requires that extensions are of a scale and design that blends in with the house and area. It requires complimentary materials.

G2 ensures that developments do not significantly affect neighbour amenity.

H16 Criteria for small scale development

C6 Criteria for development in the Special Landscape Area.

PLANNING CONSIDERATIONS

The site is located within the Housing Policy Boundary of Gomeldon, therefore the principle of further ancillary development in this location is acceptable subject to the criteria contained within the relevant policies of the adopted SDLP.

Scale, design, appearance and impact on street scene

The proposed garage/store is 5.75m wide, 5.5m deep and 5.5m high. There is an access to the store via an external stairway on the west elevation. There will be rooflights both on the southern and northern roofslopes.

The garage/store will occupy a prominent position on the grassed area in front of the property, set back 8.8m from the boundary. There have been no written objections to the proposal however oral expression of concern for the scale and bulk of the proposal have been made. A number of properties to the north of East Gomeldon Road have added garages within the front gardens. However as mentioned above, none are to the height as proposed in this application. The addition of a store above the garage and the resultant height and scale of the building is considered unnecessary (there are already three sheds/stores to the rear of the property and there is adequate space on site for an alternative design at ground level). It is considered that the garage with store above will be detrimental to the overall appearance of the site and street scene and be contrary to the provisions of policy D3, H16 AND C6 of the Adopted SDLP.

Officers consider that the proposal would introduce a new structure to the sites frontage which is of a scene out of keeping with the local character and pattern of development.

CONCLUSION

The proposed garage with store above in terms of height, scale, and siting is not considered to be in keeping with the overall appearance of the area and will be detrimental to the overall appearance of the street scene.

RECOMMENDATION: REFUSE for the following reasons:

The proposed garage with store above, in terms of the height, design, scale and siting is not considered to be in keeping with the overall appearance of the area and street scene. It is considered to be contrary to policies D3, C6 (ii) and H16 (iv) of the Adopted SDLP.

INFORMATIVE: -

This decision has been taken in accordance with policies D3, C6 and H16 of the Adopted SDLP.

NOTES:

REPRESENTATIONS

Advertisement	No
Site Notice displayed	Yes, expiry date 03.03.04
Departure	No
Neighbour notification	Yes, expiry date 12.02.04
Neighbour response	No
Parish Council response	Object

This proposed extension is still too close to the boundary. See Planning Inspectors Appeal Decision from previous application Ref:APP/T3915/A/1125273 dated 5th December 2003 Para 6:

The appellant has drawn my attention to other properties in the locality, which have had similar sized extensions. In particular, I saw on my visit the extensions at both of the dwellings either side of the appeal site, as well as those at No20 Downland Way, which are of an equivalent size and similar design to the appeal proposal. However, in all three instances I noted that although the dwellings had been extended more or less to their plot boundaries, there was still a substantial gap between them and the adjacent houses. I therefore consider that these examples do not provide a justifiable precedent for allowing the appeal proposal, which would leave virtually no gap between the appeal property and the adjacent dwelling at No.2

MAIN ISSUES

Previous refusal/appeal decision
Impact to street scene/residential amenity

POLICY CONTEXT

Adopted SDLP G2 (General), H16 (HPB), D3 (Extensions)

PLANNING CONSIDERATIONS

Planning permission was refused for a two storey side extension and single storey front and rear extension under S/03/1104 for the reason given above, and subsequently dismissed at appeal.

The Inspectors report to the previous application states that the proposal would result in the existing substantial gap between the dwellings being reduced to a very minimum and well below that which is common between adjacent dwellings in the street and that this would render the proposal unacceptably harmful to the character and appearance of the area and fail to satisfy the requirement local plan policy D3 that extensions should be integrated carefully in relation to the other properties.

This application is for an extension occupying the same footprint as the previously refused application. However, the extension as proposed will be single storey only; the side extension to have a gable on the east boundary and pitched roof over whilst the front and rear extensions will have monopitched lean to roofs. Whilst the side extension will bring development within 0.75m from the boundary with the neighbouring property and a two storey extension in this location has been refused and dismissed at appeal, it is considered that as No 2 is set further back from No 4 and there is space above the single storey extension, this will enable a distinction between Nos 4 and 2 to be achieved and thereby will not have an unacceptable impact upon the streetscene.

There is a boundary hedge to the west boundary with the adjoining dwelling, and it is not considered that the rear lean to extension will adversely affect residential amenity. The neighbouring dwelling has high-level windows opposite the proposed siting of the extension, and a larger window opposite the existing garage. However, this dwelling has principal windows to the front and rear and there have been no objections to the proposal from neighbouring residents. It is not considered that residential amenity will be adversely affected.

A single window is proposed to the WC on the side elevation. Due to the proximity to the boundary, this would have to be conditioned to be inward opening only.

CONCLUSION

It is considered that whilst the proposal will bring development within 0.75m from the east boundary of the site, the proposed single storey extensions will not have an adverse impact upon the street scene or residential amenity.

RECOMMENDATION: APPROVE: for the following reasons

It is considered that the proposed single storey extensions will not have an adverse impact upon the street scene or residential amenity in accordance with policies, G2, H16 and D3 of the Adopted SDLP.

And subject to the following conditions

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (A07A)

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

(2) The materials and finishes of the external walls and roof of the development hereby permitted shall match in colour and texture those of the existing buildings.

Reason: To secure a harmonious form of development.

(3) The proposed WC window in the east elevation shall be glazed with obscure glass and be inward opening only to the satisfaction of the Local Planning Authority, and shall be maintained in this condition thereafter.

Reason: To avoid encroachment onto adjoining land.

(4) There shall be no additional windows in the east elevation of the side extension or the west elevation of the rear extension (other than those hereby permitted).

Reason: To ensure adequate privacy for the occupants of neighbouring premises.

And in accordance with the following policy/policies of the adopted Salisbury District Local Plan: G2 (General), H16 (HPB), D3 (Extensions)

INFORMATIVE: - PARTY WALL ACT

It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required from the adjoining landowner or any other person, or which may be required under any other enactment or obligation.

NOTES:

S/2004/230	03/02/2004 15:12:21	30/03/2004 15:12:21	MR & MRS BAXTER
DURR			BLAKE & DAVIS
Easting: 415664	Northings: 144347.8		

PROPOSAL:	FULL APPLICATION -CONSERVATORY
LOCATION:	54 MEADS ROAD DURRINGTON SALISBURY SP4 8BG

REASON FOR REPORT TO MEMBERS

Contrary to PC's recommendation

SITE AND ITS SURROUNDINGS

No 54 Meads Road is a semi-detached dwelling occupying a corner plot at the junction with Meads Road and Coronation Road and Coronation Road and Elizabeth Road within the HPB of Durrington.

THE PROPOSAL

It is proposed to add a conservatory to the west elevation of the property facing Meads Road.

PLANNING HISTORY

1992/1177 Erection of bungalow and garage and construction of pedestrian access Refused 21.10.92
1993/0020 Erection of bungalow and construction of pedestrian access on corner of Coronation Road and Elizabeth Road Refused 24.12.93

CONSULTATIONS

None

REPRESENTATIONS

Advertisement	No
Site Notice displayed	Yes, expiry date 04.03.04
Departure	No
Neighbour notification	Yes, expiry date 26.02.04
Neighbour response	No
Parish Council response	Object

In front of the building line, adversely affecting the street scene, not in keeping with area

MAIN ISSUES

Scale, design, impact upon street scene and residential amenity

POLICY CONTEXT

Adopted G2 (General), H16 (HPB), D3 (Extensions)

PLANNING CONSIDERATIONS

The proposed conservatory will be built onto the west elevation of the dwelling, which faces onto Meads Road. It will be 3.7m wide and project 2.6m from the west elevation with mono-pitched lean to roof.

The Parish Council have objected to the application on the grounds that the proposed conservatory will be built in front of the building line and will have an adverse impact upon the street scene, not in keeping with the area.

The proposed conservatory will be built on the west elevation which fronts onto Meads Road. However, it will not be visible from the street scene, due to substantial and mature boundary hedging/trees to the south, west and north boundaries.

CONCLUSION

It is considered that the proposed conservatory will be appropriate to the overall appearance of the dwelling and due to the boundary screening and distance from the highway, will have no adverse impact upon the street scene or residential amenity.

RECOMMENDATION: APPROVE: for the following reasons

It is considered that the proposed conservatory will be appropriate to the overall appearance of the dwelling and will have no adverse impact upon the street scene or residential amenity.

And subject to the following conditions

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (A07A)

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

(2) The external dwarf walls of the conservatory hereby permitted shall be constructed with brickwork to match the existing walls of the dwelling.

Reason: To secure a harmonious form of development.

And in accordance with the following policy/policies of the adopted Salisbury District Local Plan: G2 (General), H16 (HPB), D3 (Extensions)

NOTES:

S/2004/248	05/02/2004 14:31:02	01/04/2004 14:31:02	EXECUTORS OF MR ENSELL
SOUT			V B LEWIS BUILDING DESIGN LIMITED
Easting: 408610.965351462	Northing: 134571.744520962		

PROPOSAL:	FULL APPLICATION -PAIR OF SEMI DETACHED COTTAGES AND TWO VEHICULAR ACESSES AND ASSOCIATED ACCESS
LOCATION:	LAND AT 4 NEW COTTAGES ST ANDREWS ROAD SOUTH NEWTON SALISBURY SP2 0QZ

REASON FOR REPORT TO MEMBERS

Contrary to PC's recommendation

SITE AND ITS SURROUNDINGS

The site is within the rear garden of No 4 Knew Cottages, an end of terraced property fronting the A36. The site is located within the HPB of South Newton and a SLA. The site is bordered to the east by allotments, whilst there are gardens serving Knew Cottages to the south. Pembroke Cottages to the north are set at right angles to the site, set back from and overlooking the A36. The site is close to the junction of the main A36 with St Andrews Road.

THE PROPOSAL

It is proposed to construct a pair of two storey semi-detached dwellings with frontage facing the estate road, at right angles to No 4 Knew Cottages, with access and parking from the estate road.

PLANNING HISTORY

1988/1383	Erection of Banbury garage and construction of vehicular access at 4 Knew Cottages	AC 20.10.88
2003/208	Pair of semi-detached cottages and two vehicular accesses and associated parking	AC 17.06.03
2003/2371 02.01.04	Pair of cottages re-submission of S/2003/208	Withdrawn

CONSULTATIONS

WCC Highways - No objections subject to conditions 4 and 9 from full planning permission S/03/208 being included as conditions to this application
Wessex Water Authority- There is a public foul sewer crossing the site. Diversion or protection works may need to be agreed prior to the commencement of works on site.
The developer is advised to investigate the use of soakaways. There are no public surface water sewers and surface water flows may not go to the public foul sewer.
It is recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure
Highways Agency - None received

REPRESENTATIONS

Advertisement	No
Site Notice displayed	Yes, expiry date 11.03.04
Departure	No
Neighbour notification	Yes, expiry date 01.03.04
Neighbour response	No
Parish Council response	Object

This council objects to the proposal on the grounds of road safety, congestion and parking problems.

The exits from the proposed new properties are very close to the main A36, a road well known for its traffic problems. St Andrews Road narrows and bends at this point and new exits here would be potentially hazardous – e.g. if a vehicle was having to wait to turn into one of these properties a tail back onto the A36 itself could soon build up with potentially serious results. St Andrews is the only road to the estate and is heavily used. Large vehicles including rubbish collection, ambulances, oil delivery trucks, and the school bus use it constantly. At present there is a plan for the regular bus to be re-routed onto the estate.

There already exists a considerable parking problem in the village. Although there are planned off road parking spaces for the proposed housing, any visitors would have to park on the road exacerbating the existing problems.

If 4 Knew Cottages itself is reoccupied, there will be no off street parking at all for this house.

We believe that if this application goes ahead, the siting of the exits, and the proximity to the A36 could be dangerous and would have a detrimental effect on the village and its residents.

We would also like to point out that larger properties would attract a higher selling price, which would make them less likely to be classes as “affordable”. This, as we understand it was one of the main factors in your departments decision to pass the application last time.

MAIN ISSUES

Principle
Scale, design, impact to residential amenity
Highway safety
Drainage
R2

POLICY CONTEXT

Adopted SDLP G2 (General), H16 (HPB), C6 (SLA), D2 (infill development)

PLANNING CONSIDERATIONS

Principle

The site is located within the HPB of South Newton, where the principle of further residential is accepted subject to consideration against the relevant policies from the Adopted SDLP. Planning permission was granted under 2003/208 for the erection of a pair of semidetached cottages and vehicular accesses and parking from the estate road. Development has not yet commenced on site.

Scale, design, impact to residential amenity

The Parish Council have objected to the proposal, that a larger property would attract a higher selling price and would therefore be at variance to the Council’s commitment to affordable housing provision. However, the dwellings as proposed are 5m shorter than those already approved (20m wide, 6m deep and 7.6m high, whilst the approved dwellings are 25m wide, 6m deep and 7.6m high). They have been internally rearranged to provide 2 bedrooms, a study and

a bathroom at first floor (whilst the approved dwellings have 2 bedrooms and a bathroom at first floor).

Externally the approved dwellings had cloakroom windows at ground floor only on the south elevation and rooflight to the landing area at first floor. The proposed application includes an additional ground floor window to the kitchen, French doors to the living room and windows to the cloakroom and also rooflights to the bathroom and landing area within the southern roofslope.

The proposed dwellings are designed to reflect the local estate cottage scale in terms of the symmetry, overall height and ornamentation, similar to Pembroke Cottages to the north of the site.

They have also been designed to respect residential amenity and to maintain privacy of the rear gardens of Knew Cottages, by having principal elevations to the north elevations and windows at ground floor only with rooflights (to the bathroom and landing) within the roofslope on the south elevation. It is considered that the additional windows at ground floor will not have an adverse impact upon residential amenity. It is considered necessary to condition that boundary treatments are agreed.

There have been no objections to the application from neighbouring residents.

Highway safety

The Parish Council objects on the grounds of road safety, congestion and parking problems (see above).

The application includes details of the junction with the A36, where it is proposed to provide and maintain a visibility splay across the frontage of Knew Cottages.

It is also proposed to add parking to the cottages accessed from St Andrews Road.

It is considered that the Parish Council's objection in terms of road safety, congestion and parking problems will be met by the proposed improvements to the junction with the A36 and the provision of parking on site. The proposed parking provision meets car parking guidelines as set out in Appendix V of the Adopted SDLP, in accordance with policy G2, and any obstruction on the public highway from visitor car parking would be dealt with under separate legislation.

WCC highways have no objections to the proposal subject to conditions.

Drainage

The site is located within a Wessex Water sewered area and according to Wessex Water's records there is a public foul sewer crossing the site. The developer proposes to dispose of foul sewage to the existing mains system. Wessex Water normally requires a minimum, three metre easement width on either side of its apparatus, for the purposes of maintenance and repair. Diversion or protection works may need to be agreed. Wessex Water recommend an informative to be placed on any consent to require the developer to protect the integrity of Wessex systems and agree prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site.

The developer has not yet proposed how to dispose of surface water flows, and the developer is advised to investigate the use of soakaways.

R2

The previous application was subject to a S106 agreement for the provision of a commuted sum under policy R2 of the Adopted SDLP.

This application proposes two bedrooms and a study at first floor, which could feasibly be used as a third bedroom, and it is therefore considered that an additional payment under policy R2 is applicable.

CONCLUSION

Planning permission has already been granted for the erection of two-bedroomed semi-detached dwellings on the site with parking and access from St Andrews Road under S/03/208.

It is considered that the development as proposed with internal rearrangements and additional windows will not harm the amenity of the locality and is appropriate in terms of the scale and design to the surrounding development.

The highway improvements will upgrade the safety of the junction with the A36 and maintain a section of visibility splay to the frontage of No 4 Knew Cottages. The proposal includes parking provision on site for the proposed dwellings, and it is considered reasonable to condition any approval that additional parking is provided for 4 Knew Cottages.

RECOMMENDATION: Subject to

the applicant and any other relevant parties undertake, under Section 106 of the principal act to pay a commuted sum under policy R2 of the Salisbury District Local Plan within one month, then this authority is minded to grant planning permission to the above application subject to the following conditions:

APPROVE: for the following reasons

It is considered that the development as proposed with internal rearrangements to provide a study/third bedroom and additional windows/rooflights added to the ground floor and roofslope will not harm the amenity of the locality and is appropriate in terms of the scale and design to the surrounding development, in accordance with policies G2, H16, C6, and D2 of the Adopted SDLP.

The proposal includes parking provision on site for the proposed dwellings, and the highway improvements will upgrade the safety of the junction with the A36, maintaining a section of visibility splay to the frontage of No 4 Knew Cottages, in accordance with policy G2 of the Adopted SDLP.

And subject to the following conditions

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (A07A)

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

(2) Before development is commenced, a schedule of external facing materials shall be submitted, 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. Development shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development.

(3) No development shall commence until a highway visibility splay has been provided to the main A36 road frontage to number 4 Knew Cottages in accordance with the enclosed location plan marked in red. Nothing over 1.0m in height above the adjacent trunk road carriageway shall be planted, erected or maintained in front of the splay line and notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 or any order revoking and re-enacting that order with or without modification, the visibility splay shall not be altered or removed unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

(4) Before development commences, a scheme for the discharge of surface water from the building(s) and the timing for this provision, hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.

Reason: To ensure that the development is provided with a satisfactory means of drainage.

(5) The dwellings shall not be occupied until the proposed accesses/parking areas have been properly consolidated, drained and surfaced in accordance with a scheme to be submitted for consideration and approval by the Local Planning Authority. All works as may be approved in this required scheme shall be commenced and completed prior to the occupation of the dwellings and thereafter retained.

Reason: In the interests of highway safety

(6) No development shall commence until 2 parking spaces and associated access and visibility thereto have been provided to serve 4 Knew Cottages within the blue land. Such parking area, access and visibility splay shall be in accordance with a scheme which shall have been submitted to and approved in writing by the Local Planning Authority and shall be retained in perpetuity.

Reason: In the interests of highway safety.

(7) No development shall commence until details of the boundary treatments shall be submitted to and approved in writing by the Local Planning Authority and development shall subsequently accord with the approved scheme.

Reason: In the interests of amenity for the occupants of the neighbouring/nearby dwellings.

(8) Notwithstanding the provisions of Classes A-H of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwellings nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: To enable the Local Planning Authority to ensure that sufficient space is retained around the dwelling(s) in the interests of neighbourliness and amenity.

(9) 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 windows/dormer windows/rooflights (other than those expressly authorised by this permission) shall be constructed.

Reason: To ensure adequate standards or privacy for the neighbouring dwellings through the avoidance of overlooking from windows, dormer windows or rooflights.

And in accordance with the following policy/policies of the adopted Salisbury District Local Plan: G2 (General), H16 (HPB), C6 (SLA), D2 (infill development)

INFORMATIVE: - Wessex Water

According to our records there is a public foul sewer crossing the site. Please find enclosed a copy of our sewer records indicating the approximate position of the apparatus. Wessex Water normally requires a minimum three metre, easement width on either side of the apparatus, for the purposes of maintenance and repair. Diversion or protection works may need to be agreed.

The developer will be required to protect the integrity of Wessex systems and agree prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site. This should be agreed as early as possible and certainly before the developer submits to your Council any Building Regulations application.

It is recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure.

NOTES:

S/2004/372	19/02/2004 08:57:33	15/04/2004 08:57:33	SALISBURY DISTRICT COUNCIL
AMES	AME		HOUSING DEPARTMENT
Easting: 415604.201901108	Northing: 141449.456604272		

PROPOSAL:	FULL APPLICATION -ERECTION OF A PORTAKABIN AS TEMPORARY TOURIST INFORMATION CENTRE FOR APPROXIMATELY SIX MONTHS
LOCATION:	AMESBURY PUBLIC LIBRARY SMITHFIELD STREET AMESBURY SALISBURY SP4 7AN

REASON FOR REPORT TO MEMBERS

Council land application

SITE AND ITS SURROUNDINGS

Amesbury Library and Health Centre are located on a corner site between Smithfield Street and The Centre. The buildings are constructed from brick with mainly flat roofs, although there are shallow pitched roof sections to the Health Centre and a distinctive parabolic roof over the Library. The main entrance to the buildings is from Smithfield Street with steps rising to a covered walkway with courtyard behind.

THE PROPOSAL

It is proposed to erect a temporary portacabin for use as a tourist information centre for 6 months, within the courtyard area to the rear of the covered walkway following the closure of the tourist information centre at Redworth House.

PLANNING HISTORY

89/634	Felling of lime tree.	A	12.5.89
90/1129	Circular 18/84 - extension to Health Centre.	AC	10.10.90
94/1837	Application for determination as to whether prior approval is required for siting and appearance of 8 cabinets.	NR	13.1.95
95/1338	To remove all dead and rubbing branches. Thin and lift the canopy of a mature Catalpa tree.	Nobj	26.10.95
97/152	To carry out work on one Cedar of Lebanon tree.	Nobj	7.3.97
02/101	Various works to various trees.	NOBJ	22.02.02
02/338	Prune branch of cherry tree	Nobj	01.03.02
03/1460	Proposed single storey extensions and internal alterations to create a public service office for Amesbury	AC	18.08.03
03/2551	Dead wood trees as necessary. Crown lifting over paths, fell one squirrel damaged Acer	NOBJ	08.01.04

CONSULTATIONS

WCC Highways	- No objections, informative recommended with regards to possible obstruction to highway during delivery and insertion of portacabin
Housing & Health Officer	- No observations
Wessex Water	- None received

REPRESENTATIONS

Advertisement	Yes, expiry date 25.03.04
Site Notice displayed	Yes, expiry date 30.03.04
Departure	No
Neighbour notification	Yes, expiry date
Neighbour response	Yes, one letter of objection to application on the grounds of increase in traffic, lack of parking (none on Smithfield Street, and the car park to the rear of the library is for the Health Centre), associated traffic hazard to pedestrians and school children and adverse impact upon visual amenity. A portacabin could be placed at The Melor Hall which is next door to a carpark.
Parish Council response	No objection

MAIN ISSUES

Visual amenity and impact on conservation area
Highway safety/parking

POLICY CONTEXT

Adopted SDLP G2 (General), PS1 (Community facilities), CN8 (Conservation Areas)

PLANNING CONSIDERATIONS

Visual amenity and impact on conservation area

The proposed portacabin will be sited within the enclosed courtyard area to the rear of the covered walkway between the two buildings. It will be 7.484m wide, 3.266m wide and 2.573m high with grey walls and white roof.

A neighbour objection has been received on the grounds of adverse impact to visual amenity. Policy CN8 of the Adopted SDLP states that in Conservation Areas, only development, which preserves or enhances the existing character of the area will be permitted. Whilst there is a distinctive parabolic roof to the Library, the overall appearance of the Library and Health Centre is not of architectural merit and is not considered to contribute to the character of the conservation area in visual terms. However, the buildings are considered to contribute to the character of the conservation area in terms of the provision of community facilities and policy PS1 of the Adopted SDLP states that the development of community facilities will be permitted within settlements.

The proposal is for a temporary portacabin following the closure of the tourist information centre at Redworth House and will enable the continued provision of a tourist information centre within Amesbury in accordance with policy PS1.

The portacabin will also be fully contained within the courtyard area, and screened by the Library and Health Centre buildings to the north, east and west and partially to the south by the walkway.

It is considered that subject to conditioning the portacabin on a temporary basis only and that the finish for the walls shall be agreed by the LPA, that the proposal will not be detrimental to the conservation area or visual amenity of the area.

Highway safety/parking

A neighbour objection has been received with regards to increased traffic, lack of parking on the site and consequential hazard to pedestrians. However, there is limited parking to the north of the building accessed via school lane and a public car park to the west of the site, with pedestrian crossing to the Library and Health Centre.

WCC highways have no objections to the proposal, but have recommended an informative be added to any decision, with regards to possible highway obstruction during delivery and insertion of the portacabin into the courtyard area.

CONCLUSION

Policy PS1 of the Adopted is permissive of development for community facilities within settlements. It is considered that the proposed temporary portacabin sited within the courtyard area between the Health Centre and Library will not have an adverse visual impact or adverse impact to the conservation area or upon highway safety.

RECOMMENDATION: APPROVE: for the following reasons

It is considered that the proposed temporary portacabin sited within the courtyard area between the Health Centre and Library will not have an adverse visual impact or adverse impact to the conservation area or upon highway safety, in accordance with policies G2, CN8 and PS1 of the Adopted SDLP.

And subject to the following conditions

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (A07A)

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

(2) The applicant shall confirm in writing to the Local Planning Authority when the building has been installed on the site. The building shall be removed from the land and the land shall be reinstated to its former condition on or before 6 months from the date of installation unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity, in order to secure the reinstatement of the land upon removal of the building for which permission is granted on a temporary basis.

(3) No development shall take place until samples of the finish for use on the walls of the portacabin have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development.

And in accordance with the following policy/policies of the adopted Salisbury District Local Plan: G2 (General), PS1 (Community facilities), CN8 (Conservation Areas)

INFORMATIVE: - WCC Highways

If a heavy crane lift is required to position the temporary structure on site, this will require the approval of WCC and the applicant should contact the Southern Divisional Manager at Wiltshire Highways Partnership, The Avenue, Wilton, Salisbury, SP2 0BT, telephone 01722 744 440 to seek approval for this specialist operation

NOTES:

S/2003/2194	16/10/2003 15:19:51	11/12/2003 15:19:51	GLEESON HOMES SOUTHERN
SHRE			SIMON COOPER ASSOCIATES
Easting: 406907.1	Northing: 144131.3		

PROPOSAL:	FULL APPLICATION -DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 22 RESIDENTIAL DWELLINGS ESTATE ROAD AND ASSOCIATED INFRASTRUCTURE ALTERATION OF EXISTING ACCESS
LOCATION:	THE LIMES (LAND AT) HIGH STREET SHREWTON SALISBURY SP3 4DB

REASON FOR REPORT TO MEMBERS

Contrary to PC's recommendation

SITE AND ITS SURROUNDINGS

The application site comprises an area of some 0.54 ha, fronting High Street Shrewton and extending some 130 metres east from the road. The is relatively narrow, varying between 35 – 40 metres in width. The land generally slopes up away from the road and rises approximately 9 metres over the 130 metre section.

To the site frontage lies "The Limes" itself, a painted random flint, stone and brick dwelling. The southern boundary comprises the cob wall bounding the garden to the Grade II listed Shrewton Manor. To the rear of the site the boundary includes a predominantly Ash grouping of 7 trees providing an important green backdrop to the setting. The boundary itself comprises a low fence bordering an unmade trackway. The northern boundary adjoins the rear and side garden boundaries for 5 dwellings, although in part the common boundary is separated by the footpath linking Furlong Way to the High Street.

The site contains a number of important tree groupings including a row of pollarded sycamores to the road frontage, a group of 5 lime trees along the northern boundary together with the eastern boundary ash grouping. These are protected by a TPO.

The site lies outside any Conservation Area although it does adjoin a listed building. Additionally, by virtue of the sites' proximity to the River Till it is partly affected by safeguarding for areas liable to flood.

THE PROPOSAL

The application proposes the demolition of the existing dwelling, The Limes and construction of 22 dwellings to comprise 2 x 1 bed dwellings, 6 x 2 bed dwellings, 13 x 3 bed dwellings and 1 x 4 bed dwelling. The scheme will include 5 affordable housing units. The scheme will result in the upgrading and lighting to the eastern section of the parallel footpath and will provide an option for that path to run through the development. The scheme will provide no on site recreational play area. A commuted sum would be the appropriate method of resolving this issue.

The application proposes a mix of brick & flint banded dwellings with alternative materials including brick or render. No roof material has been specified. The dwellings are all 2 storey although the 3 units to the rear of the site also include accommodation within the roofspace to provide a third floor.

PLANNING HISTORY

- S/00/2224 - Demolition of existing garage & construction of 3 dwellings, approved.
- S/02/1520 - Erection of 15 dwellings and alterations to the access, withdrawn.

S/03/1245 - Demolition of existing buildings and erection of 22 residential dwellings, estate road and associated infrastructure, withdrawn.
 S/03/1629 - Prior notification proposed to demolish existing buildings on site, no objection raised.

CONSULTATIONS

WCC Highways - The layout is generally acceptable. There is a need to provide and maintain adequate visibility, particularly along the southern road frontage. Any permission should be conditioned to ensure that there will be no obstruction to visibility over 600 mm above the carriageway level, particularly between the southern carriageway edge and the face of the buildings forming plots 12 – 17 & 22.

WCC Library/ Museum - There is a need for an archaeological investigation at this site prior to determination given that the proposal now includes areas that may be relatively undisturbed. Given the age of the Limes it may need to be recorded prior to demolition.

Housing & Health Officer - The plot is adjacent to Shrewton manor which I understand has been affected in the past by flooding caused by rising ground water levels. Any properties built at the Limes must take this into account in their design to prevent them being similarly affected by flooding.

Wessex Water Authority - The development is located within a foul sewer area. It will be necessary for the developer to agree a point of connection into the system for satisfactory disposal of foul flows generated by the proposal. This can be agreed at the detailed design stage. It is or SDC to satisfy itself regarding surface water drainage.

Environment Agency - No objections but recommend that conditions are applied relating to the submission of a detailed surface water drainage and run off limitation scheme, the establishment of minimum floor levels at least 600 mm above the 1:100 year flood level, and an assessment of potential contamination of the site, risk assessment and remediation works. Informatives should address the provisions of a sustainable drainage system, guidance in dealing with contaminated land and the use of water efficient measures.

REPRESENTATIONS

Advertisement	es – Expired 20/11/03
Site Notice displayed	Yes – Expired 20/11/03
Departure	No
Neighbour notification	Yes – Expired 12/03/04 (Re-consultation)
Neighbour response	Yes – 12 letters of objection raising the following issues:

Traffic.

Excessive volume of traffic using the inadequate High Street,
 Additional traffic will adversely impact upon the school and children's safety,
 Lack of on site parking,
 Local footpaths are not adequate for additional use

Water & waste.

Impact of foul sewerage upon the River Till and the SSSI protections,
 Scheme will further worsen already inadequate sewerage infrastructure,
 Drainage proposals should prevent surface water backing up to Shrewton Manor,
 Surface water should not drain to the River Till,
 Dispute the capacity of the interception chamber to accommodate surface water given the locally high water table preventing discharge,

Amenity / character

Adverse impact of construction upon residential amenity,
 Overlooking of adjoining properties,
 Prefer the scheme for 3 dwellings,

There should be no development to the rear of the site,
Lime trees to the frontage should be protected,
The designs are not appropriate to Shrewton,
The density is too high,
The additional streetlighting will detract from the area,
Adverse impact upon adjoining properties,
Construction will damage the listed Shrewton Manor boundary wall,
Proposal for a further 3 dwellings at Shadynook recently withdrawn
Flats are inappropriate to the village and detract from the character of the listed Shrewton Manor (The flat proposal formed a part of the withdrawn S/03/1245. The current frontage proposal is for 2 storey dwellings)
Design should make better use of any southern aspect.
Ground floor windows are too close to adjoining properties

Other issues.

There should be no interference with the mature Sycamore within Shrewton Manor which overhangs the site.
Scheme does not clearly indicate that the lane adjoining Nesta is not a part of the development,
Hedge forming boundary with Nesta is wholly in the ownership of that property,
There is a right of way from Nesta to the High Street which appears to be blocked,

Parish Council response Yes – Object on basis of density, traffic flow, floodwater & sewerage.

MAIN ISSUES

Principle
Density, housing types and affordable housing
Access & parking
Surface and foul water drainage
Impacts upon amenity
Tree protection
Footpaths
Education provision
R2
Relationship to other development proposals.
Archaeology

POLICY CONTEXT

Adopted Salisbury District Local Plan G1, G2, G4, G9, D1, D2, H16, H25, CN3, CN5, CN21, R2

PLANNING CONSIDERATIONS

Principle.

The application site was proposed for residential development by the Local Plan Inspector and included within the Adopted SDLP. The Inspector considered that Shrewton provided a good range of local facilities and the allocation of this site would “round off” the settlement.

The current application proposes the demolition of “The Limes” and the construction of a frontage terrace of 5 dwellings. The application site does not lie within a Conservation Area and the dwelling is not listed. There is therefore no Local Plan policy that offers protection to the existing dwelling per se. The County Archaeologist has proposed recording the building prior to demolition.

The application site is well related to the village’s facilities. The requirements within PPG 3 to make efficient use of allocated or brownfield sites would require a density of development above 30 dwellings per hectare. The application proposes approximately 40 dph.

The site has protection for groups of trees through a TPO. This does not preclude the removal of protected trees but does allow for more detailed consideration of the impact of proposed works, quality of replacement trees and construction details.

Density, housing types and affordable housing.

The proposed density is above the minimum considered to represent efficient use of land. The scheme includes a high proportion of smaller housetypes developed in terraced form. The linking of dwellings and smaller footprints facilitates increased density. Within the Local Plan Inspector's Report he noted the preponderance of infill developments which only served the larger property market and failed to provide a mix of housetypes. This application addresses that perceived failing. The reduction in house sizes and consequent increase in numbers addresses policy requirements to deliver both rental and market affordable housing.

As a scheme for over 15 dwellings, the application is required to deliver 25% affordable housing. The Plan policy supported by the current draft supplementary planning guidance relating to affordable housing provision propose that the 25% should generally be secured through the involvement of a Registered Social Landlord (usually a housing association)

The private housing contributes 3 x 2 bed dwellings, 13 x 3 bed dwellings and 1 x 4 bed dwelling. The market element therefore also focuses more upon the smaller unit.

The houses that comprise the street frontage mix brick & flint banding and brick elevations. The frontages are generally simple and reflect a rural character. The use of a mix of materials including render, flint banding and brick avoids a single material dominating the development and adopts local materials. The use of 3 x 2 ½ storey units to the rear (upper) element of the site is acceptable given that these units will be viewed against a mature tree canopy backdrop and therefore will have no skyline impact of their own.

Access & parking.

The scheme provides for 2 parking spaces per dwelling. This provision is in excess of the requirements set out in PPG 3. The Local Plan requires 2 spaces per dwelling and 1 visitor space per 5 dwellings. The current proposal therefore falls short of this requirement by 2 visitor spaces, however this solution has not raised an objection from the Highways Authority in relation to possible visitor parking on the High Street. The scheme sits closer to the Local Plan requirement than the guidelines provided by PPG 3 which must also be taken into account. The level of provision is therefore considered to be acceptable. The Highways Authority would require the frontage area within the visibility splays proposed to be free of obstruction above 0.6 metres in height. This can be achieved and controlled via condition.

Surface and Foul Water Drainage.

The applicant has submitted a surface water drainage scheme which allows for attenuation of storm water within a culvert under the carriageway. Mechanisms to limit flows of water from the surface drainage system into the river are also proposed.

Public responses to the application have questioned whether the proposed drainage system will cope with flows given the high water table and possible presence of a spring on site. The responses from the SDC Environmental Health Department and Environment Agency both recognise the need to address surface water drainage details. The Environment Agency has suggested the use of a Sustainable Drainage Scheme including soakaways.

It is normally the case that the detailed design of the surface water drainage system is secured via a condition requiring details of the proposal to be agreed by the Planning Authority following consultations with the Environment Agency and Environmental Health. Both consultees require further details, however neither party require these prior to determination. Whilst the proposal submitted by the applicant may require refining, the fact that the design may not be finalised is not in itself sufficient reason to reject the overall proposal. This matter can be addressed via condition and further examination of the drainage design proposals.

Turning to foul drainage, this has also been identified as a local problem with examples of backing up being cited to illustrate existing infrastructure problems. In response to consultation however Wessex Water has not identified capacity problems and has raised no objection to this development. In the absence of an objection by the foul drainage operator therefore this issue is unlikely to represent a valid ground for refusal.

Impacts upon amenity.

The use of a central road and location of dwellings to either side will introduce new window openings facing towards the rear gardens of existing dwellings, including Shrewton Manor, Jocelyn Cottage and Nesta. Additionally, Shadynook, Bankside Crescent Cottage and Rose Walk will be affected.

The common boundary with Shrewton Manor extends for some 100 metres. The development proposes 6 rear elevations and 1 gable elevation along this boundary. The distance between the rear elevation and the common garden boundary varies between 5 – 10 metres for the rear elevations and 1 metre for the gable to plot 11. The closest rear elevation (plot 12) locates 3 x single light windows in the rear elevation, serving bathroom, landing and 3rd bedroom. The first two could be obscure glazed. The plot itself is located over 60 metres to the rear of Shrewton Manor. Plot 11, which presents its gable to the Shrewton Manor boundary has no openings in the gable elevation.

Turning to the northern boundary, plot 1 which is closest to existing dwellings has rear first floor windows in the gables only. There are therefore no new first floor windows looking towards the rear gardens of existing dwellings. Plots 2 & 3 are some 7 metres from the rear boundary with 2 bedroom openings facing towards the common boundary. This generally replicates the distance of Nesta from this same boundary. Plots 4 – 6 are between 6 – 9 metres from the boundary, although further separation is provided by the route of the existing footpath.

Tree Protection.

The Council's Tree Officer has identified the need for specific construction details in respect of root protection and type of foundation construction to protect TPO trees during construction. These concerns relate to the site frontage trees and the grouping adjoining plot 7. Initial proposals to re-plant using beech are considered excessive and likely to increase shading and potential damage to the listed cob boundary wall with Shrewton Manor. The landscaping design is therefore being revised to reflect these concerns.

Footpaths.

The eastern element of the northern boundary is bounded by a public footpath. The Highways Authority has requested that the development upgrades this footpath and provides lighting along its initial length where it adjoins the development site. The Highway Authority considers that the scope for people to enter the development site and use the footway within the development rather than continue along the footway will provide a safer and more attractive pedestrian option.

Education provision.

The Education Authority has requested a sum of £1,100 per dwelling towards the improvement of education provision. From experience on other scheme this sum appears to be a standard figure irrespective of location or development type. The Education Authority has identified a need to improve secondary education provision within Amesbury as a result of this development. No additional need for enhanced / expanded facilities within Shrewton itself have been requested.

Further justification is required regarding the composition of the sum that has been bid for given that it is required to facilitate only 1 tier of education need, however a provisional Head of Terms is required within any Section 106 to address this issue provided adequate further justification can be presented by the Education Authority.

R2.

The application identifies an area of open land which contains a TPO protected grouping adjoining plot 7. This area lies outside any domestic curtilage and adjoins the footpath. Its retention as open space would provide an attractive opening up of the footpath route and could retain the integrity of the protected trees. Initial discussions with the Parish Council indicate however that they would not wish to take responsibility for this area given the scale and potential costs that ongoing tree maintenance could entail. If the developer is not able to create a management company for this area it may revert to domestic curtilage. The development would therefore need to contribute towards off site play facilities within the village.

Relationship to other development proposals.

The parish council has expressed concern relating to the submission of a separate application for residential development at Shadynook, accessed via this development's road. Certainly, the submission of a single, overarching proposal would deliver greater certainty to the planning authority in determining the scale of overall land use. Against that aspiration however the planning authority should consider whether the likely future submission of development proposals prejudices the determination of this application.

This application represents a self contained proposal that connects into the highway network, provides for social housing and recreational provision and may contribute towards educational needs if that case can be substantiated. The scheme has raised no objections from statutory consultees that could support a ground for refusal based upon highways or infrastructure provision. It is therefore difficult to establish a basis for refusal based upon the likelihood that further, linked proposals may be forthcoming.

Archaeology

An Archaeological evaluation has been undertaken. Given the age of The Limes recording will be necessary. Further advice upon evaluation will be provided at the meeting.

CONCLUSION

The proposed development by providing generally smaller dwellings, delivers a useful addition to the village housing stock and balances the more typical developments of larger, 4 bed type proposals. The scheme is of sufficient scale to include affordable housing. The designs have evolved to create generally simple dwellings using locally appropriate materials. The development by virtue of its shape will introduce issues of overlooking towards adjoining gardens, however these impacts are an integral part of new housing proposals, particularly where higher densities are required by central and local planning policies. These impacts are not considered sufficient to merit refusal. The scheme will be served by a series of groupings of mature trees that provide a soft canopy backdrop and limit the longer view impacts of the development.

RECOMMENDATION: Subject to the applicant entering into a Section 106 Legal Agreement relation to the provision of:

**Affordable housing,
A commuted R2 recreational provision sum,
Secondary education needs (if applicable),
A monetary administration sum**

then APPROVE: for the following reasons: The proposed development has been considered against the requirements of Local Plan policies relating to the principle of residential development, scale, efficient use of land, delivery of affordable housing and other necessary infrastructure directly related to the development. Additionally, the consultation process has identified issues relating to water management, however these have been identified as being capable of determination via compliance with conditions.

And subject to the following conditions

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (A07A)

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. (0004)

(2) The finished floor levels of the proposed buildings shall be in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority before development is commenced. All floor levels should be set at least at 80.2 metres above ordnance datum.

Reason: To prevent the increased risk of flooding.

(3) The precise positioning of the proposed buildings shall be pegged out on site and agreed in writing by the Local Planning Authority before development is commenced, and the buildings shall be positioned as so agreed. (C02A)

Reason: To ensure the exact position of the buildings within the site.

(4) Before development is commenced, a schedule of external facing materials shall be submitted, 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. Development shall be carried out in accordance with the approved details. (D05A)

Reason: 0014 To secure a harmonious form of development.

(5) Before development is commenced, large scale details (not less than 1:10 scale) of the: chimney stacks, (to confirm height, corbel detailing and materials), eaves, gables and window sections to the front elevations of the dwellings hereby approved, shall be submitted to, and approved in writing by the Local Planning authority, and the development shall thereafter accord with the approved scheme.

Reason: 0014 To secure a harmonious form of development.

(6) The garages shown on the approved drawings shall not be converted into a habitable room without the permission in writing of the Local Planning Authority. (E06A)

Reason: 0028 To secure the retention of adequate off-street car parking provision.

(7) Before development is commenced full details of all foundation construction methods to dwellings together with sections through the construction of the roads, parking areas and footpaths together with a construction methodology shall be submitted to an approved in writing by the Local Planning Authority and the development shall thereafter accord with the approved scheme.

Reason: To ensure that the method of development does not adversely impact upon the integrity, stability and future health of those trees that benefit from Tree Preservation Order protection.

(8) Before development is commenced full details of the measures required to protect the site's southern boundary wall separating the site from Shrewton Manor shall be submitted to and approved in writing by the Local Planning Authority, and the approved measures shall thereafter be implemented through the duration of the development hereby approved.

Reason: To protect the integrity and stability of this boundary wall which forms the cartilage to the Grade II Listed Shrewton Manor.

(9) Before any development is commenced on the site, including site works of any description, all the existing trees to be retained shall be protected by a fence, of a type and in a position to be approved by the Local Planning Authority, erected around each tree or group of trees. Within the areas so fenced, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 2 inches (50mm) or more shall be left unsevered (See British Standard BS 5837:1991, entitled 'Trees in relation to Construction'. (G15A)

Reason: 0042 In the interests of the amenity and the environment of the development.

(10) No development shall take place until details of the treatment of all the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. Any tree screening, hedges, walls or fences thus approved shall be planted/erected prior to the occupation of the buildings. (G20A amended)

Reason: 0042 In the interests of the amenity and the environment of the development.

(11) No development shall take place until details of the treatment to all hard surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall accord with the details as so approved unless otherwise agreed in writing by the Local Planning Authority. (G21A)

Reason: 0042 In the interests of the amenity and the environment of the development.

(12) No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. (G22A)

Reason: 0042 In the interests of the amenity and the environment of the development.

(13) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. (G23A)

Reason: 0042 In the interests of the amenity and the environment of the development.

(14) No structure or erection exceeding 0.6 metres in height shall be placed forward of the line taken 4.5 metres back from the centrepont of the site access road's junction with High Street and extending to the site's northern and southern boundaries with High Street [as shown on the plan number 46/1088/01M, attached hereto].

Reason: 0052 In the interests of highway safety.

(15) The buildings hereby permitted shall not be occupied until the area shown on drawing No. 46/1088/01M for the parking and turning of vehicles has been drained and surfaced and that area shall not thereafter be used for any purpose other than the parking or turning of vehicles. (J04A)

Reason: To ensure that the development hereby permitted is provided with adequate facilities for the parking, turning/ loading and unloading of vehicles.

(16) Before development commences, a scheme for the discharge of surface water from the buildings and all hard surfaces hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved. The approved scheme shall include measures to restrict flow rates into any watercourse and limit surface water run-off. Additionally, the scheme shall demonstrate that no surface water run off will impact upon the cartilages of adjoining properties.

Reason: 0064 To ensure that the development is provided with a satisfactory means of surface water disposal.

(17) No development shall commence until a desk study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information.

If the potential for significant ground contamination is confirmed then using this information

A diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors should be produced.

A site investigation should be designed for the site using this information and any diagrammatical representations. (Conceptual Model) Designs should be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:

a risk assessment to be undertaken relating to groundwater and surface waters associated on and off site that may be affected, and
refinement of the Conceptual Model, and
the development of a method statement detailing the remediation requirements.

The site investigation shall be undertaken in accordance with details approved by the Local Planning Authority and a risk assessment shall be undertaken.

A method statement detailing the remediation requirements including measures to minimise the impact upon ground and surface waters, using the information obtained from the Site Investigation should be submitted to the Local Planning Authority This Statement shall include the phasing for any required works. This should be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site.

Reason: To ensure that the proposed development will not cause pollution of Controlled Waters.

(18) No construction work shall take place on Sundays or public holidays or outside the hours of 7.30am to 8.00pm, weekdays and 8.00am to 1.00 pm Saturdays. This condition shall not apply to the internal fitting out of the buildings. (M03A)

Reason: 0070 To minimise the disturbance which noise during the construction of the proposed development could otherwise have upon the amenities of nearby dwellings.

(19) Notwithstanding the provisions of Classes A-E inclusive of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwellings nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf. (V15A)

Reason: 0107 To enable the Local Planning Authority to retain control over the development in the interests of amenity.

(20) 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 fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road. (V19A)

Reason: In order that visibility across the site may be protected in the interests of highway safety.

(21) Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, (or any Order revoking and re-enacting that Order), all garages shall be of a standard design to be submitted to and approved in writing by the Local Planning Authority before such garages are erected. (V17A)

Reason: 0109 In the interests of the amenity of the development.

(22) 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 windows/dormer windows [other than those expressly authorised by this permission] shall be constructed. (V20A)

Reason: 0112 To enable the Local Planning Authority to retain control over the appearance of the dwellings in the interests of visual amenity and the amenity of adjoining properties.

(23) Prior to any works commencing on site, including the renovation of "The Limes" itself a scheme for the recording of "The Limes" shall be submitted to, and approved in writing by the Local Planning Authority. The recording subsequently undertaken in accordance with the approved scheme and submitted to the Local Planning Authority.

Reason: To ensure that the archaeological interest are adequately recorded.

(24) No development shall commence until a scheme to upgrade the surface of the parallel footpath link together with the provision of lighting and phasing for works has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of pedestrian safety.

And in accordance with the following policies of the adopted Salisbury District Local Plan:
G1, G2, G4, G9, D1, D2, H16, H25, CN3, CN5, CN21, R2

INFORMATIVE:

Environment Agency - Limitation of the surface water flows may be achieved by:

i) A suitable Sustainable Drainage Scheme which may include soakaways in the case of small development (Examples are given in the Agency's "Guide to Sustainable Urban Drainage" and CIRIA's report 156 "Infiltration Drainage, manual of Good Practice").

NOTE: This will require the Local Planning Authority building control department's approval, and/or

ii) On site storage with only restricted flow being discharged.

For guidance on contaminated land we would refer you to 'Guidance for the Safe Development of Housing on Land Affected by Contamination', published jointly by the Environment Agency and NHBC, available through the Stationary Office. This document provides useful guidance on appropriate procedures to follow in order to demonstrate that any contamination concerns, if present, have been addressed.

We are informed that there is a capped well on site, the applicant should ensure that the well is adequately capped.

The proposed development should incorporate water efficiency measures in order to ensure that demands upon water resources are reduced to a minimum. This is particularly relevant as the site falls within The Hampshire Avon catchment, which is a catchment where the Agency has existing concerns with regards to demands upon water resources and the impact upon the environment. Water efficiency measures such as the installation of a water butt with each property, showers as opposed to baths, spray taps and low flush toilets are just a few suggestions that can lead to increased water efficiencies.

NOTES:

S/2003/2671	22/12/2003 09:07:51	16/02/2004 09:07:51	MR & MRS T BAIRD
WOOD			JOHN COLEMAN ARCHITECTS
Easting: 412361.509593219	Northings: 137267.596640527		

PROPOSAL:	FULL APPLICATION -NEW HOUSE AND ALTERATION TO ACCESS
LOCATION:	LAND AT CHINE ROAD UPPER WOODFORD SALISBURY SP4 6NX

REASON FOR REPORT TO MEMBERS

Contrary to PC's recommendation

SITE AND ITS SURROUNDINGS

The site consists of (partly) the curtilage of the existing dwelling, number 6 Chine Road, and part of the adjoining field. The boundary of the Housing Policy boundary crosses the site so that the dwelling itself (though not the garden to the side) would fall within the Policy boundary.

THE PROPOSAL

The application proposes the erection of a dwelling and the alteration of the existing access.

PLANNING HISTORY

S/2003/551 Erection of pair of residential dwellings with garages and modify existing access, refused on 10th June 1987

S/2003/1076 Erection of a new house, Refused on 14th July 2003

CONSULTATIONS

WCC Highways no objection subject to conditions
Environmental Health no objection

REPRESENTATIONS

Advertisement	No	
Site Notice displayed	Yes	expires 29/01/04
Departure	No	
Neighbour notification	Yes	expires 19/01/04
Neighbour response	Yes	7 letters of objection relating to:

- impact on rural character of the area and Special Landscape Area
- potential for future development
- impact on highway safety
- loss of agricultural land
- loss of trees/hedgerow
- adequacy of drainage

Parish Council response Yes Object on grounds of the property being too large and not fitting in with neighbouring properties

MAIN ISSUES

Impact on character and appearance of village and Special Landscape Area
Impact on living conditions of adjoining property
Impact on highway safety
Adequacy of drainage arrangements
Recreational open space requirement

POLICY CONTEXT

H16, C1, C2, C6, G1, G2, D2

PLANNING CONSIDERATIONS

Permission was previously refused for a new dwelling on this site on four grounds. These were (i) tree loss, design and visual impact, (ii) the dominant ridge of the dwelling and its impact on the living conditions of the adjoining property, (iii) no R2 contribution and (iv) insufficient information regarding drainage.

The scheme now proposed is for a dwelling with a siting further to the south west of the previous proposal, and with the dwelling further away from the adjoining property. The proposed dwelling would also have a reduced height and design when compared to the earlier scheme.

This part of the village contains a mix of types of dwellings, including two storey dwellings and bungalows. It is considered that these changes in size and design, and the re-orientation of the proposed dwelling, result in a dwelling that would not be harmful to the living conditions of the adjoining properties through over-dominance, and would not be harmful to the character and appearance of the area. Similarly, the Council's arboriculturalist considers that the proposed dwelling would not result in tree loss that would justify refusal.

In considering the impact on the proposal on the living conditions of adjoining properties, the proposed dwelling would be sited so that the main windows do not overlook the adjoining property and are a sufficient distance from neighbouring properties.

In making these changes, the proposal has necessitated an extension of curtilage beyond the housing policy boundary and into the open countryside. Normally, such extensions of curtilage are considered unacceptable where they would harm to the character of the countryside that would result. In this instance, however, without extension of the garden, it is unlikely that a dwelling could be provided with adequate amenity space, and the degree of extension has been kept to a minimum.

Given the Government's desire to encourage new housing development, particularly in sustainable locations (such as within villages), on balance it is considered that the benefits of this proposal (in providing more housing) would outweigh the relatively limited impact on the character of the countryside from the extension of the curtilage, particularly when permitted development rights are removed for garden structures.

Local residents are concerned that, if permission is granted for this dwelling, it would set a precedent for future development in areas of open countryside. However, the dwelling proposed here would be within the settlement boundary. New dwellings within the open countryside, unless for agricultural or affordable housing, are clearly contrary to local and national planning policies and approving this application would not be setting a precedent for new dwellings in the adjoining fields.

Provided a contribution is made towards public open space in accordance with policy R2, the third reason for refusal would be overcome. The applicants have now obtained Drainage Consent from the Environment Agency, satisfying the fourth reason for refusal.

CONCLUSION

The proposed dwelling would have an acceptable appearance in the street scene and would not harm the area's character and appearance. It would not result in harm to the living conditions of adjoining properties. Adequate provision towards recreational open space (through a legal agreement) and drainage would also overcome previous reasons for refusal.

RECOMMENDATION:

Subject to the submission of a unilateral undertaking under section 106 of the Town and Country Planning Act 1990 (as amended) for the provision of recreational open space in accordance with policy R2 of the Replacement Salisbury District Local plan;

APPROVE: for the following reasons

The proposed dwelling would have an acceptable appearance in the street scene and would not harm the area's character and appearance. It would not result in harm to the living conditions of adjoining properties. Adequate provision towards recreational open space (through a legal agreement) and drainage would also overcome previous reasons for refusal. It would therefore comply with Replacement Salisbury District Local Plan policies H16, C1, C2, C6, G1, G2, D2

And subject to the following conditions

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (A07A)

Reason To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. (0004)

(2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D03A)

Reason: 0015 To ensure that the external appearance of the proposed extension will relate appropriately to that of the existing building.

(3) A recessed entrance having a minimum width of 2.4m shall be constructed 4.5m back from the carriageway edge and its sides shall be splayed outward at an angle of 45 degrees to the carriageway edge. The area between the entrance and the edge of the carriageway shall be properly consolidated and surfaced (not loose stone or gravel) for which details shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of Highway safety

(4) The gradient of the access way shall not at any point be steeper than 1 in 15 for a distance of 4.5m from its junction with the public highway.

Reason: In the interests of highway safety

(5) Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, in accordance with details which shall have been submitted to and approved, in writing, by the Local Planning Authority.

Reason: In the interests of highway safety.

(6) Prior to the commencement of development, details of the boundary treatment form the site shall be submitted to and approved, in writing, by the Local Planning Authority. Development shall be undertaken in accordance with the details thereby approved.

Reason: In the interests of the character and appearance of the area

(7) Notwithstanding the provisions of Classes A to E of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwelling nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf. (V15A)

Reason: in the interests of the character and appearance of the area

And in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

H16, C1, C2, C6, G1, G2, D2

NOTES: