

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING COMMITTEE NORTHERN AREA 27/05/2004

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 Now (Committee) 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 / 542 Mr O Marigold	R J MOORE AND SOND ADJ: FOUR ACRES OVER STREET STAPLEFORD	REF	STAP	2-4	TILL VALLEY & WYLYE Cllr Mills Cllr West	
2	SV S / 2004 / 603 Miss L Flindell	MR A D RECKNELL THE BELL INN WARMINSTER ROAD SOUTH NEWTON	REF	SOUT	5-6	LOWER WYLYE & WOODFORD VALLEY Cllr Brady	
3	S / 2004 / 821 Miss L Flindell	MR & MRS R SIMS STONEHILL(ADJACENT TO) WEST GOMELDON	REF	IDMI	7-9	UPPER BOURNE, IDMISTON & WINTERBOURNE Cllr Hewitt Cllr Wren	
4	S / 2004 / 722 Miss L Flindell	TERRANCE COSTIGAN TREPOLPEN COLD HARBOUR AMESBURY	A106	AMES	10-13	AMESBURY EAST Cllr Brown Cllr Noeken Cllr Peach	

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 O Marigold	Contact No 01722 434293	1
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S/2004/542	10/03/2004	05/05/2004 12:51:28	R J MOORE AND SOND
STAP			TREVOR L GILBERT
Easting: 406679.638456404	Northings: 137677.570340574		

PROPOSAL:	O/L APPLICATION -PROPOSED SINGLE STOREY RESIDENTIAL DWELLING AND GARAGE UTILISING EXISTING VEHICULAR ACCESS.
LOCATION:	ADJ: FOUR ACRES OVER STREET STAPLEFORD SALISBURY SP3 4LP

REASON FOR REPORT TO MEMBERS

Contrary to PC's recommendation

SITE AND ITS SURROUNDINGS

The site lies outside of the Housing Policy Boundary of Stapleford and consists of an agricultural field to the west of the village. Although there is housing development to the north and east of the site, it retains an open site with an agricultural appearance. The site lies within the Cranborne Chase and West Wiltshire Downs AONB.

THE PROPOSAL

The application is in outline, with no reserved matters falling for consideration at this stage. However, it is clear from both the indicative drawings, the description and discussions with the agent that the access to the site would utilise the access that currently serves Four Acres (formerly Clifton House). It is proposed to erect a dwelling on the site.

PLANNING HISTORY

None

CONSULTATIONS

WCC Highways	Object on grounds that use of a sub-standard access would be prejudicial to highway safety.
Wessex Water Authority	Lies within foul sewer area
Environment Agency	No comment

REPRESENTATIONS

Advertisement	No	
Site Notice displayed	Yes	
Departure	No (unless approved)	
Neighbour notification	Yes	
Neighbour response	Yes	one letter of objection relating to loss of privacy, 'backland
		development', additional noise and disturbance and impact on highway safety.
Parish Council response	Yes	Support

MAIN ISSUES

Impact on character and appearance of countryside, AONB and village
Impact on highway safety
Impact on living conditions of adjoining properties

POLICY CONTEXT

G1, G2, H23, C1, C2, C4, C5

PLANNING CONSIDERATIONS

The site lies clearly outside the Housing Policy Boundary of Stapleford and therefore within the open countryside. Local and national guidance is clear that new dwellings should not be erected in the open countryside without special justification, and that development in the countryside should be strictly controlled.

In this instance, the Housing Policy Boundary includes the site of the dwelling at Four Acres but specifically excludes the application site. Given that this boundary has been established through the local plan process, there is a strong presumption against development of the proposed site. To accept development on this site would set a dangerous precedent for development of other sites close to, but outside of, Housing Policy Boundaries.

The site is located within the Area of Outstanding Natural Beauty where there is a desire that the area's natural beauty is maintained or enhanced. The erection of a dwelling on this site would clearly neither maintain nor enhance the area's natural beauty, adding further weight against the proposed development.

The site is located in a position that could clearly be defined as 'backland'. Although a sufficient distance from neighbouring properties not to result in loss of privacy, the generation of additional movements along the driveway would result in noise and disturbance that would be harmful to the living conditions of the occupiers of properties either side of the driveway.

The Highway Authority have objected to the increased use of a substandard junction, which would be prejudicial to highway safety. Although the 'means of access' box is not ticked on the application form, it is clear from both the indicative plans, description and information submitted with the application, that there is only one access into the site. It is therefore considered that it is reasonable to refuse permission on the impact of the proposed driveway, both in terms of highway safety and in terms of the impact on adjoining properties.

Finally, as no R2 payment has been made, this will form an additional reason for refusal.

CONCLUSION

As a new dwelling outside the Housing Policy Boundary, it would harm the character and appearance of the countryside and Area of Outstanding Natural beauty. Its access, using the existing drive, would generate additional movements that would be harmful to the living conditions of adjoining properties and would result in harm to highway safety. Lack of recreational open space also forms a reason for refusal.

RECOMMENDATION: **REFUSE** for the following reasons:

1. The proposed development, in that would involve the erection of a dwelling outside the Housing Policy Boundary, would result in new residential development in the open countryside, harming its character and appearance and failing to preserve the natural beauty of the Cranborne Chase and West Wiltshire Downs Area. In this respect, it would be contrary to policies G1, H23, C1, C2, C4 and C5 of the Replacement Salisbury District Local Plan and the advice in PPG7.
2. The proposed development could only be accessed utilising the existing driveway, which would result in additional movements along this driveway, harming the living conditions of properties adjacent to this boundary, and would result in additional movements using a substandard access, harming highway safety. In this respect it would be contrary to policy G2 of the Replacement Salisbury District Local Plan.
3. In that the proposed development does not make adequate provision for public recreational open space, it would be contrary to policy R2 of the Replacement Salisbury District Local Plan.

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

G1	General development criteria
G2	General development criteria
H23	Development outside Housing Policy Boundaries
C1	Development in the countryside
C2	Development in the countryside
C4	Development in AONBs
C5	Development in AONBs
R2	Recreational open space

INFORMATIVE: -

NOTES:

S/2004/603	17/03/2004	12/05/2004 14:36:49	MR A D RECKNELL
SOUT			
Easting: 408672.9	Northing: 134404.7		

PROPOSAL:	ADVERT APPLICATION -2 X EXTERNALLY ILLUMINATED PUBLIC HOUSE SIGNS ATTACHED TO BUILDING 3 X NON-ILLUMINATED SIGNS AT FIRST FLOOR LEVEL (RETROSPECTIVE)
LOCATION:	THE BELL INN WARMINSTER ROAD SOUTH NEWTON SALISBURY SP2 0QD

REASON FOR REPORT TO MEMBERS

Contrary to PC's recommendation

SITE AND ITS SURROUNDINGS

The Bell Inn is situated on the A36 in South Newton. It is unlisted but occupies a prominent position within the street scene.

THE PROPOSAL

This is a retrospective application for 2 illuminated signs to the south and north elevations and 3 non-illuminated signs on the south elevation of The Bell Inn.

PLANNING HISTORY

Various relating to the public house

CONSULTATIONS

- | | |
|-----------------|--|
| WCC Highways | - No objection |
| Highways Agency | - No highways objection but require conditions on any consent granted; |
- 1) Illuminated adverts shall comply with the guidance and recommendations of the Institute of Lighting Engineers Technical Report No.5
 - 2) The Proposed Lighting shall not cause glare to trunk road users
 - 3) No lighting source shall be directly visible (or visible by reflection) to trunk road users
 - 4) To avoid distraction to trunk road users lighting shall be static and not intermittent

REPRESENTATIONS

- | | |
|-------------------------|------------------------|
| Advertisement | No |
| Site Notice displayed | Yes – expired 22.04.04 |
| Departure | No |
| Neighbour notification | Yes – expired 12.04.04 |
| Neighbour response | No |
| Parish Council response | Yes – No objections |

MAIN ISSUES

Impact to amenity (Visual impact to appearance of building and street scene), impact to public safety

POLICY CONTEXT

PLANNING CONSIDERATIONS

Whilst it is acknowledged that advertisements are designed to attract attention, it is also important that they do not detract from the overall appearance of the building and street scene.

The illuminated signs to the north and south elevations are large and have a complicated design with mixture of fonts, diagrams and colours and are visually prominent against the whitewashed walls of the Inn and as such visually dominate the approach to the public house, to a degree, which is considered to result in an adverse impact to visual amenity.

It is also considered that whilst the three non-illuminated signs to south elevation, are more appropriate in scale, the cumulative result including the illuminated sign, is an elevation cluttered with signs of different scales and designs, resulting in an adverse impact to visual amenity.

In terms of the impact to public safety, WCC Highways Department and the Highways Agency have no objections to the proposal subject to conditions and it not considered that the signage will result in harm to public safety.

CONCLUSION

By reason of the number, scale and design, the signs are considered unacceptable to the overall appearance of the Inn and street scene, detracting from the visual amenity.

RECOMMENDATION: **REFUSE**, for the following reasons;

(1) By reason of their number, scale and design, it is considered that the signs form an unduly prominent feature and result in an overall cluttered appearance to the detriment of visual amenities and existing rural character of the locality, contrary to policy G11 and C6 of the Adopted Local Plan and contrary to the aims of PPG19 (Outdoor Advertisement Control).

INFORMATIVE:-

Should the above recommendation be followed, that a report be brought back to WAC for consideration of what further action should be taken in this case.

NOTES:

S/2004/821	07/04/2004	02/06/2004 09:51:06	MR & MRS R SIMS
IDMI			D E JAY
Easting: 418260.564745307	Northing: 135700.475336909		

PROPOSAL:	O/L APPLICATION -DETACHED DWELLING AND INTEGRAL GARAGE CONSTRUCTION OF ACCESS
LOCATION:	STONEHILL(ADJACENT TO) WEST GOMELDON SALISBURY SP4 6LS

REASON FOR REPORT TO MEMBERS

Contrary to PC's overall recommendation despite reflecting concerns also raised by the Parish Council.

SITE AND ITS SURROUNDINGS

The site forms part of the garden of Stonehill, a detached two storey dwelling set within a large garden in an elevated position.

THE PROPOSAL

This application is in outline for a detached dwelling and integral garage within the side garden of Stonehill, West Gomeldon, Salisbury

An illustrative plan has been included with the application showing a possible siting and layout of a 4 bedroom two storey house with parking and turning area in front.

PLANNING HISTORY

None

CONSULTATIONS

WCC Highways grounds	- Recommend that the application be refused on highway
Wessex Water Authority	- No objections

REPRESENTATIONS

Advertisement	No
Site Notice displayed	Yes, expiry date 13.05.04
Departure	No
Neighbour notification	Yes, expiry date 07.05.04
Neighbour response	Yes, one letter of support, site is good for a family house in the village and would compliment neighbouring dwellings.

3 letters of objection summarised as follows;

- Contrary to H16 and H23 of the local plan by reason of sprawl and loss of amenity to landscape (modern, 4 bedroom house would appear incongruous and obtrusive, loss of feeling of space)
- More development accessed from the unnamed narrow lane would detract from its character and amenity value.
- The visibility at the junction of the land and Gomeldon Road is substandard and increase traffic would lead to highway hazard. Gomeldon Road is heavily trafficked and badly affected from school traffic.

- Inadequate visibility from driveway, failing to meet requirements of PPG13. inadequate parking/turning space on site
- No archaeological impact assessment where there is a scheduled monument immediately to the south
- The proposed size, height and position would overshadow and overlook neighbouring dwelling Willow Croft and garden of Woodacre, impacting on residential amenity, including disturbance from garage and driveway.
- Loss of habitat for protected wildlife

Parish Council response Yes, No objection subject to condition;
 Idmiston Parish Council, in principle, consider that the proposal of a new dwelling as infill in this position is acceptable, however not in the design as shown on the submitted drawings. The issues, which would need to be addressed before full support is considered, are:
 The finished height of the property would clearly present and overshadowing effect to the neighbouring property on the West of the development, especially with the current ground levels appearing at least 1m higher at the proposed site. This added to the close proximity would result in a loss of amenity to the neighbours and would need careful redesigning to overcome. IPC wish for consideration to be made to the outline being granted either for a chalet style property with hipped and lower roof lines or for the property's ground floor to be excavated into the bank and a hipped roof provided.
 There should ideally be no or very few windows on the West Wall and any permitted must be of opaque glass.
 As with another recent application, IPC consider the parking and manouvering of vehicles along this particular road, to be hazardous and without further visibility improvements, unacceptable in the current proposal. The existing hedge and boundary of Stonehill, should be moved back allowing improve visibility and making provision for adequate passing space.

MAIN ISSUES

1. Principle of development
2. Impact to street scene and landscape and residential amenity
3. Access/highway safety

POLICY CONTEXT

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

PLANNING CONSIDERATIONS

Principle of development

The application site comprises part of the garden serving Stonehill, a detached dwelling within the HPB of Gomeldon. Policy H16 will apply, where the principle of new small-scale development and redevelopment is established as acceptable subject to various criteria and policies contained within the Local Plan.

Impact to street scene and landscape and residential amenity

Policy D2 of the Adopted SDLP requires that proposals for infill development should respect or enhance the character of appearance of an area and the site is also located within a Special Landscape Area, where proposals for development will be considered having particular regard to the high quality of the landscape. This area of Gomeldon has a spacious character with houses set within large gardens which are also elevated to the land to the south. It is considered that the subdivision of the plot would result in a cramped form of development and an adverse impact upon the quality of the landscape.

Objections have been received from neighbouring residents to the proposal on the grounds of impact to residential amenity. The neighbouring property Willow Croft to the west has windows on the east elevation, however, these are secondary to windows on the south and east elevation of the property which also provide light and outlook. The existing property has been extended to the side with a dormer window overlooking the proposed development site. Whilst it is considered that the detailed design of a proposed dwelling could limit the impact to residential amenity, it is considered that the proposal would be unacceptable in terms of the impact on the overall character of the site and special landscape area.

Access/highway safety

It is proposed to create a separate access to the dwelling in the south west corner of the plot with driveway and turning area on site. WCC Highways have recommended refusal of the application on the grounds of further development served off the unnamed road would lead to an unacceptable road safety hazard where the obtainable visibility at the junction of the unnamed road with Gomeldon Road to the east of the site is substandard.

CONCLUSION

This application has been considered against the relevant policies from the Adopted Local Plan. It is considered that the proposal will be out of keeping with the spacious character of the locality and would have an adverse impact to highway safety.

RECOMMENDATION: **REFUSE** for the following reasons:

1. The obtainable visibility at the junction of the unnamed road with Gomeldon Road is substandard and further development served off the unnamed road will lead to an unacceptable road safety hazard, contrary to policies G2 of the Adopted Salisbury District Local Plan.
2. The proposal will be out of keeping with the spacious character of the area and would detract from the visual amenity contrary to policies G2, and D2 of the Adopted Salisbury District Local Plan.
3. The proposal is contrary to policy R2 of the adopted Salisbury District Local Plan 2003 in that it makes no provision towards off site recreational open space.

NOTES:

Part 2

Applications recommended for Approval

Item No.	Case Officer	Contact No.	
App.Number	Date Received	Expiry Date	Applicant's Name
Ward/Parish	Cons.Area	Listed	Agents Name

Proposal
Location

4	Case Officer Miss L Flindell	Contact No 01722 434377	4
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S/2004/722	01/04/2004	27/05/2004 10:53:05	TERRANCE COSTIGAN
AMES			
Easting: 415835.006487578	Northings: 141624.423238933		

PROPOSAL:	FULL APPLICATION -BUILD NEW DOMESTIC DWELLING HOUSE AND CONSTRUCTION OF ACCESS
LOCATION:	TREPOLPEN COLD HARBOUR AMESBURY SALISBURY SP4 7AH

REASON FOR REPORT TO MEMBERS

Contrary to PC's recommendation

SITE AND ITS SURROUNDINGS

The site is located within the side garden of Trepolpen, within an established residential area and the Housing Policy Boundary of Amesbury.

THE PROPOSAL

This application is a full planning application for a detached dwelling with integral garage and new access within the side garden of Trepolpen.

PLANNING HISTORY

1980/189 Erection of double garage at Trepolpen
 1986/984 Outline application – Erection of dwelling and construction of vehicular access in part of garden of Trepolpen Refused 04.09.86
 Having regard to the characteristics of the site and its relationship with the adjacent properties, particularly Trepolpen, the main aspect of which is across the proposed site, it is considered that the erection of a dwelling and the formation of an access would be detrimental to the visual amenities of the area and the quiet enjoyment of the existing properties by their occupiers.

CONSULTATIONS

WCC Highways	- No objections subject to condition
Wessex Water Authority	- No objections
Environment Agency	- No comment

REPRESENTATIONS

Advertisement	No
Site Notice displayed	Yes, expiry date 05.05.04
Departure	No
Neighbour notification	Yes, expiry date 22.04.04
Neighbour response	No
Town Council response	Object
Object on the grounds of light penalty in relation to the neighbouring house	

MAIN ISSUES

4. Principle of development
5. Residential amenity and impact to street scene
6. Access/highway safety

POLICY CONTEXT

Adopted SDLP G2 (General), H16 (Housing Policy Boundary), C6 (SLA), R2 (Open Space), D2 (Infill)

PLANNING CONSIDERATIONS

Principle of development

The application site comprises part of the garden serving Trepolpen, a detached dwelling within the HPB of Amesbury. Policy H16 will apply, where the principle of new small-scale development and redevelopment is established as acceptable subject to various criteria and policies contained within the Local Plan.

Outline planning permission for a dwelling was refused under 1996/984 for the reason above.

Residential amenity and impact to street scene

The proposed dwelling will be a chalet bungalow style dwelling built roughly in line with the semi-detached dwellings to the west (Laugharne and Amberley) with gable facing the street scene and pitched roof sloping away from the east and west boundaries. It includes timber frame detailing to the front gable.

Trepolpen is an unusual property within the street scene with mansard roof and timber framing to the front elevation. The main central entrance to the dwelling is on the west elevation with two windows either side overlooking the proposal site, which is currently laid to grass/vegetable garden. There is also a dormer window on the west elevation to the first floor landing area. The properties either side are two storey of standard design without detailing to the elevations. The neighbouring dwelling, Laugharne to the west is orientated parallel with Coldharbour with principal windows to the north and south elevations, although it does have a first floor obscured glazed window on the east elevation overlooking the development site and ground floor side access door and two ground floor windows. There is a low close boarded fence (approximately 1m high on the west boundary). No 1 Gauntlett Road is a detached chalet style bungalow with dormer windows angled away from the development site and dominant steeply pitched roof.

In terms of the design, it is considered that the proposed dwelling will be appropriate to the site and street scene, taking into account the existing property and the chalet bungalow opposite the site.

The reason given for refusal of the outline planning application for a dwelling on the site was that due to the relationship of the site to adjacent properties, and in particular Trepolpen which has the main aspect across the proposed site, it was considered that the erection of a dwelling and formation of access would be detrimental to visual and residential amenity.

The proposed dwelling will be sited 3.5m from the west elevation of Trepolpen (1m from the proposed boundary) and 1.9m from the east elevation of Laugharne (0.9m from the site boundary). The eaves height will be 2.4m high with the roof sloping away from the site

boundaries. Whilst windows are proposed on the ground floor east and west elevations (lounge and cloakroom to the west elevation and lounge, dining room and kitchen to the east) it is considered that boundary fencing would screen these windows and preserve residential amenity. Two rooflights are proposed on the west roofslope to the en-suite bathroom and stairwell, and a dormer window to bathroom and rooflight to bedroom on the east roofslope. It would be necessary to condition that these are obscured glazed to the satisfaction of the Local Planning Authority and that the bathroom dormer window is fixed apart from a top opening vent (details to be agreed).

The Town Council have objected to the proposal on the grounds of loss of light to neighbouring dwellings. Trepolpen is set further back within the plot, extending further to the south than the rear wall of the proposed dwelling, with the front wall of the proposed dwelling approximately in line with Laugherne and rear wall 3m to the south of the rear wall of Laugherne. The side wall of the proposed dwelling is stepped to the rear on the east elevation, and has pitched roof sloping away from the east and west boundaries. There are no principal windows at first floor to Trepolpen and the east elevation of Laugherne, a space would be maintained between the ground floor windows of Trepolpen and boundary treatments can be conditioned, it is not considered that residential amenity would be adversely affected to a degree to warrant refusal of the application.

Access/highway safety

It is proposed to create a new access into the plot from Coldharbour Lane. WCC Highways have no objection to the proposal subject to a condition with regards to visibility. Subject to this condition, it is not considered that highway safety will be adversely affected through the proposal.

CONCLUSION

This application has been considered against the relevant policies from the Adopted Local Plan, and has considered the previous refusal on the site for a dwelling. Taking into account that there is a mixture of building designs within the locality, it is considered that the design of the proposed dwelling is appropriate to the overall appearance of the site and street scene. It is also considered that subject to conditions and taking into account the proposed design of the dwelling with roofslopes to the east and west sides, it is not considered that residential amenity or highway safety will be significantly adversely affected.

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 detailed design of the proposed dwelling is appropriate in scale and design to the overall appearance of the street scene and due to its design and subject to conditions will not have a significant impact to the residential amenity of surrounding properties or adverse impact to highway safety

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. A Pedestrian visibility splay shall be maintained at the back of the footway on Cold Harbour, from a point measured 2.4m along the centre-line of the access from the back of the footway to meet two points either side of the access drive, measured 2.4m along the back of the footway

from the centre line of the drive, and no obstruction above a height of 600mm shall be permitted within the splay area.

Reason: To ensure that no conflict occurs between pedestrians and emerging vehicles at the access point, in the interests of road safety.

3. Notwithstanding the provisions of Class[es] A-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, no additional windows/dormer windows (other than those expressly authorised by this permission), no additions or alterations to the roof of 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.

Reason: To enable the Local Planning Authority to retain control over the appearance of the dwelling(s) in the interests of visual amenity and to ensure adequate standards of privacy for the neighbouring dwelling(s) through the avoidance of overlooking from dormer windows or rooflights.

4. Before the dwelling hereby approved first comes into use, the proposed rooflights and dormer windows on the roofslopes shall be glazed with obscure glass, details of which shall be submitted to and approved in writing by the Local Planning Authority (the details to also include that the bathroom dormer window shall be fixed apart from a top opening vent). The glazing so agreed shall be maintained in this condition thereafter.

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

5. No development shall take place until details of the treatment of 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 building[s]

Reason: 0030 To secure adequate standards of privacy for the occupants of the proposed dwelling(s) and/or neighbouring premises.

6. The garage shown on the approved drawing shall not be converted into a habitable room without the permission in writing of the Local Planning Authority.

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

7. Before development commences, a scheme for the discharge of surface water from the building(s) and hard surfaces hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved. (L07A)

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

And in accordance with the following policy/policies of the adopted Salisbury District Local Plan: **G2 (General), H16 (Housing Policy Boundary), C6 (SLA), R2 (Open Space), D2 (Infill)**

INFORMATIVE: -

Wessex Water

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: