

**LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING COMMITTEE**  
NORTHERN AREA – 11/11/04

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

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

ITEM NO	APPLICATION NO OFFICER	LOCATION	REC	PARISH / WARD	PAGE NOS	WARD & COUN- CILLORS	NOTES
<b>1</b>	<b>SV S / 2004 / 1853</b> Mr A Madge	MR ANDREW RHIND-TUTT HILL VIEW BOURNE VIEW ALLINGTON	A106	ALLI	3-8	UPPER BOURNE Councillor Hewitt Councillor Wren	
<b>2</b>	<b>S / 2004 / 2202</b> Miss J Boustead	MR COTTON CLEEVE COTTAGE THE HOLLOWS SHREWTON	APPC	ORCH	9-10	TILL VALLEY & WYLYE Councillor Mills Councillor West	

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*

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

# 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						

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No Refusals

## 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

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<b>1</b>	<b>Case Officer</b> <b>Mr A Madge</b>	<b>Contact No</b> <b>01722 434541</b>	<b>1</b>
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S/2004/1853	25/08/2004	20/10/2004	MR ANDREW RHIND-TUTT
ALLI			C B DRAUGHTING
Easting: 420307.657728851	Northings: 138941.855028808		

PROPOSAL:	FULL APPLICATION -AMENDMENT TO APPLICATION S/02/0003 TO INCLUDE ADDITIONAL BEDROOM ENLARGED KITCHEN AND UTILITY ROOM
LOCATION:	HILL VIEW BOURNE VIEW ALLINGTON SALISBURY SP4 0AA

#### REASON FOR REPORT TO MEMBERS

Councillor Hewitt has requested that this item be determined by Committee due to the controversial nature of previous applications at this site.

#### SITE AND ITS SURROUNDINGS

The application site is located in an elevated position to the north of Boscombe, accessed from Bourne View. The site proposed for development lies within the HPB. It forms part of a larger field, which rises towards the west. At present a basement area has been built on site associated with a previous application S/00/03.

#### THE PROPOSAL

This application proposes the construction and enlargement of the previously approved dwelling by means of a further extension to the eastern elevation to include a garage, utility, and kitchen extension to the ground floor and an additional bedroom to the first floor. This will create a five-bedroom property. Including ground floor and basement.

#### PLANNING HISTORY

Long planning history: Most recently-

00/0003 Demolition of existing buildings and construction of two houses and ancillary works. Approved.

00/2146 Variation to application S/0003 (amended access) Refused

01/0631 Amended access Approved

04/0749 Erection of a six-bedroom house (previous permission S/2000/03 refers) Refused (outside the housing policy boundary).

## CONSULTATIONS

WCC Highways - No Highway objection is raised.

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 onto the system for the satisfactory disposal of foul flows. The developer has proposed to dispose of surface water to 'existing'. As there are no existing public/separate surface water sewers in the vicinity of the site, it is advised that the developer investigate alternative methods for the satisfactory disposal of surface water from the site. Your council should be satisfied with any suitable arrangement for the disposal of surface water.

Environment Agency - The environment agency does not wish to provide any comment regarding the above planning application.

## REPRESENTATIONS

Advertisement No

Site Notice displayed Yes – Expired 1/10/04

Departure No

Neighbour notification Yes – Expires 14/10/04

Third Party responses Yes 3 letters of objection. Two letters stating that the proposal will constitute a large development built in a small area of permissible development land, also the size and style would have an adverse effect on the quality of the surrounding landscape. Also wishes to point out that the site has no right of access for vehicles or pedestrians over the private lane to the east and the access would be to the south.

The original application was for a building already totally out of keeping with this area, which is predominantly bungalows and three bedroomed council houses. A property of five or six bedrooms could not be expected to blend in and to seek an amendment that will almost double its size is making a mockery of planning regulations. The building proposed cannot be termed a normal family sized dwelling and it is felt that if the building is allowed it could become a guest house, retirement home or similar type of commercial property. The junction of Bourne View with the A338 already constitutes a hazard and additional traffic from any commercial development would create a very dangerous situation.

3<sup>rd</sup> Neighbour Letter - I wish to object to this application on the grounds that, when planning permission was changed from one three-bedroom bungalow to two chalet bungalows, it was given on the understanding that the smaller house was 2 bedroom and the larger one to be a 4-bedroom property. The first house has 4 bedrooms and Mr Rhind-Tutt is now, again, trying to enlarge his second property, this time by almost a third. Bourne View is a narrow cul-de-sac, with heavy vehicular traffic for its size. Mr Rhind-Tutt has put on the application space for 5 cars. The whole plan is far too large for the area and has the potential, if he is given permission to enlarge the proposed property, to create a lot more traffic. When he bought the land, he knew that permission had only been granted for one bungalow. He has managed to enlarge this to two but now wishes to build a property that is not only much larger than the surrounding properties but will dominate the area. I trust the Planning Department will stick to the original permission and not allow this latest attempt to enlarge this proposed property.

Parish Council response Yes- Object, The site plans are incorrect. The drive and parking to the new application is outside the housing policy boundary. The development is not in keeping with the local area. It is overdevelopment of the plot. Part of the development area is a Greenfield site.

## MAIN ISSUES

Scale of development.

Impact upon adjoining dwellings.

Access.

Impact upon setting.

## **POLICY CONTEXT**

Adopted SDLP, G2, D2, H22, H23, R2

## **PLANNING CONSIDERATIONS**

### Scale of Development.

The scheme has been redesigned since the previous planning refusal on the site. The proposed two-storey side extension has now been positioned to the east of the site within the housing policy boundary. The proposed extension has a lower ridgeline than that previously granted permission and the extension is set back from the rear of the house so reducing the overall bulk of the property. Given that this extension will be seen as subservient to that originally granted. It is considered that the overall scale and bulk of this new proposal is acceptable.

### Impact upon neighbouring properties.

With regard to the living conditions of adjoining properties, the proposed dwelling would be accessed from the existing driveway. Although an application was submitted to serve this dwelling from another driveway to the east, this was refused and dismissed on appeal because of highway safety and the impact on adjoining properties living conditions. As the dwelling will now be accessed from the south this is likely to cause less disturbance to neighbouring properties. It is however considered appropriate to condition the installation of a fence along the western boundary with neighbouring properties to protect from the glare of vehicle headlights using the access at night and to provide a form of sound barrier to protect the amenities of neighbours.

It is considered that the amenities of the neighbouring recently constructed bungalow at Hillview are unlikely to be effected by the construction of this new extension because there are no windows to the side of the recently constructed dwelling and only one first floor window to this proposal which will face the gable end of the recently constructed dwelling.

### Access

Wiltshire County Council has raised no objections to the use of the southern access point to this site for the development. As stated above it is considered unlikely that there would be a significant harm to the amenities of neighbouring occupiers from this access.

### Impact upon setting

The setting includes a wide variety of design themes including short terraces of local authority built housing, individually designed bungalows and chalet bungalows in the more elevated locations and 2 storey units towards the A338 junction. There are no vernacular dwellings within this grouping. The design themes use a simple cottage character for the 2-bed unit and fairly standard chalet solution incorporating return gable. Neither unit will be out of keeping with the scale or design of their setting.

Given the sites elevated position and the amount of land outside the HPB which forms the major part of the same field it will be important to limit the residential garden area to the immediate setting of the dwelling preventing the domestication of a prominent and predominantly rural area.

## **CONCLUSION**

The design and layout now adopted enables this dwelling to be constructed without resulting in over development of the site. The design minimises the visual impact of this dwelling particularly in relation to adjoining dwellings. Subject to some improvements to the access, the limited impact that this extension will have is not considered significant.

**RECOMMENDATION:** SUBJECT TO ALL RELEVANT PARTIES ENTERING INTO A SECTION 106 AGREEMENT RELATING TO THE PROVISION OF PUBLIC OPEN SPACE AS SET OUT IN POLICY R2: Then

**APPROVE:** for the following reasons

The proposal is considered to be an acceptable form of development that does not adversely impact upon the amenities of neighbouring properties and accords with policy G2, D2 and H22 of the adopted local plan.

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.

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 materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D04A)

Reason: To secure a harmonious form of development.

(3) The garage shown on the approved drawing number KD06C 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

(4) Prior to the dwelling hereby approved being first occupied, the applicant or his successor in title shall peg out, and have agreed in writing by the Local Planning Authority the boundaries to the domestic curtilage.

Reason: In the interests of visual amenity

(5) Prior to the dwelling hereby approved being first occupied, the applicant, or his successor in title shall submit to and have approved in writing by the Local Planning Authority a landscape management plan for that land which falls within the red line but outside the domestic curtilage approved by condition 3 above and the agreed management plan shall be implemented thereafter unless otherwise agreed by the Local Planning Authority.

Reason: In the interests of visual amenity.

(6) No works or development shall take place until full details of all proposed tree and hedge planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times.

Reason: In the interests of visual amenity.

(7) If within a period of 5 years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, [or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective,] another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the satisfactory establishment of the approved scheme for the landscaping of the site.

(8) 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: In the interests of the amenity and the environment of the development.

(9) The building shall not be occupied until the proposed means of vehicular access from the edge of the public highway to the front of the proposed new property has been constructed, surfaced and drained with a tarmac finish in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

(10) Prior to first occupation of the dwelling hereby approved a fence shall be erected along the boundary of the site and access thereto with no's 11 – 14 Bourne View in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenity of neighbouring properties

(11) Any gate[s] provided to close the proposed access shall be set a minimum distance of 4.5 metres from the carriageway edge and shall be made to open inwards only. (I09A)

Reason: To ensure that a satisfactory form of access is provided in the interests of highway safety.

(12) Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority. (L03A)

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

(13) A scheme for the disposal of surface water so as to prevent its discharge onto the highway shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to either of the dwellings hereby approved being first occupied.

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

(14) Before the development hereby permitted commences on the site, a soil survey of the site shall be undertaken and the results provided to the Local Planning Authority. The survey shall be taken at such points and to such depth as the Local Planning Authority may stipulate. A scheme for decontamination of the site shall be submitted to and approved by the Local Planning Authority in writing and the scheme as approved shall be fully implemented and completed before any [residential] unit hereby permitted is first occupied (T04A)

Reason: In the interests of health and safety for occupants of, or visitors to, the proposed development.

(15) Notwithstanding the provisions of Class[es] 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 dwelling(s) 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 development in the interests of amenity.

(16) There shall be no access to the field to the north and west of the site other than via the gate to the south west of the proposed chalet bungalow, as shown on the submitted plan KD 15. Access to the field via the gate to the north of the bungalow unit shall be permanently blocked



up and the gate removed and shall remain so in perpetuity. Details of the nature and form of the blocking up shall be submitted to and approved in writing by the local planning authority within one month of the date of this decision. The works shall be carried out within three months of the date of their approval.

Reason: In the interests of residential amenity

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

Policy  
G2 (General Criteria for Development)  
D2 (Infill Development)  
H22 (Application of Housing Policy Boundaries)  
H23 (Undeveloped land outside HPB)  
R2 (Recreational Open space provision)

INFORMATIVE: - The council asks that the applicant and/ or his successor in title enter into negotiations with the neighbouring property at Green Gables with regards to the access to this site and the future upkeep of the shared driveway.

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**NOTES:**

S/2004/2202	14/10/2004	09/12/2004	MR COTTON
ORCH			MR S P MANKIN
Easting: 406713.872438639	Northings: 144454.89841342		

PROPOSAL:	FULL APPLICATION -SINGLE STOREY FRONT EXTENSION
LOCATION:	CLEEVE COTTAGE THE HOLLOWS SHREWTON SALISBURY SP3 4JY

**REASON FOR REPORT TO MEMBERS**

This application is brought to Committee due to the applicant working for Salisbury District Council.

**SITE AND ITS SURROUNDINGS**

Cleeve Cottage is a semi detached rendered property with white painted timber window frames under a slate roof. Cleeve Cottage has its own garage including off-street parking for one vehicle. The existing dwelling lies within a Special Landscape Area and also within the Housing Policy Boundary Area. To the south (3 properties down) lies a Grade 11 Listed Building (Sun and Moon House).

**THE PROPOSAL**

The proposal is to create a single storey front extension to the existing property to provide a lounge area which will be built with painted timber windows and doors and render to match the existing property. The roof is to be built with artificial slate.

**PLANNING HISTORY**

S/77/0326 – Two Storey Extension - Approved

S/80/0475 – Proposed Garage - Approved

S/04/0886 – Extension to Front of Property – Withdrawn 09/06/04

S/04/1284 – Extensions – Refused 21/07/04

Reason for Refusal: Overly Dominant Addition

**REPRESENTATIONS**

Advertisement	Yes	Expires 18/11/04
Site Notice displayed	Yes	Expires 18/11/0
Neighbour notification	Yes	Expires 09/11/04
Third Party responses	No	
Parish Council response	No	

**MAIN ISSUES**

Scale, Design, Impact on residential amenity and street scene.

**POLICY CONTEXT**

G2 - General

D3 - Design

H16 – Housing Policy Boundary

C6 - Landscape Conservation

**PLANNING CONSIDERATIONS**

Cleeve Cottage is within the Housing Policy Boundary Area with the existing dwellings being of different designs. There have been a number of previous applications to enlarge some of the existing dwellings within the locality. Cleeve Cottage had a two-storey side extension in 1977 (Application number S/77/326), which removed the symmetry between the two existing cottages.

The application in question does differ from the previous two applications. It is smaller in width and height than both of the previous applications although the length is the same as the withdrawn application (S/04/0886). This application also only protrudes 1.2 metres from the existing dwelling whereas the two previous applications protruded 2 metres from the existing dwelling. The roof has also changed from a pitched roof (S/04/0886) to a hipped roof (S/04/1284) to the present application, which has proposed a lean to roof. This application also sees the windows on the extension in line with the windows on the first floor of the existing dwelling.

It is considered that there will not be an adverse effect upon neighbouring amenity as there are no concerns with overlooking due to no proposed windows on the eastern side elevation and it is also offset from the neighbouring boundary.

## **CONCLUSION**

It is considered that due to the changes that have been made to this application, the proposed single storey front extension will not harm the visual amenities of the locality. This is due to the proposed height, width and length of the proposed extension being modified to a satisfactory level. The positioning of the two proposed windows, have been aligned with the existing first floor so that the extension will harmonise with the existing dwelling. The proposed materials are also considered to be appropriate to the overall appearance of the existing dwelling.

**RECOMMENDATION: APPROVE:** for the following reasons

The scale, design, siting and materials proposed are appropriate to the general development criteria, in accordance with the adopted SDLP Policies. The proposed extension is therefore considered appropriate to the overall appearance of the dwelling and street scene with no significant adverse impacts to 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.

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

(2) The materials to be used in the construction of the external surfaces of the extension(s) hereby permitted shall match those used in the existing building.

Reason: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.

(3) There shall be no windows on the eastern side in the ground floor elevation of the extension hereby permitted (unless otherwise agreed in writing by the Local Planning Authority)

Reason: To minimise the visual intrusion of the building.

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

G2 - General  
D3 - Design  
H16 – Housing Policy Boundary  
C6 - Landscape Conservation

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## **NOTES:**