

# Schedule Of Planning Applications For Consideration

In The following Order:

- Part 1) Applications Recommended For Refusal
- Part 2) Applications Recommended for Approval
- Part 3) Applications For The Observations of the Area Committee

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

## ABBREVIATIONS USED THROUGHOUT THE TEXT

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

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING COMMITTEE  
SOUTHERN AREA & 31<sup>ST</sup> JANUARY 2008

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

Item Page	Application No Officer	Parish/Ward Recommendation Ward Councillors
1	S/2007/1802	ALDERBURY
Pages 3 - 12	Mrs J Wallace	APPROVE SUBJECT TO S106
SV 3:15	MR CHRIS WHALLEY BARN TO REAR OF SHUTE END FARM HOUSE, SILVER STREET, ALDERBURY, SALISBURY, SP5 3AN.  PROPOSED CONVERSION AND EXTENSION OF AGRICULTURAL BUILDING TO CREATE ONE DWELLING	CLLR BRITTON CLLR CLEWER CLLR RANDALL

# Part 2

## Applications recommended for Approval

1

Application Number:	S/2007/1802		
Applicant/ Agent:	LONGFORD FARM ESTATES / PEGASUS PLANNING GROUP		
Location:	BARN TO REAR OF SHUTE END FARM HOUSE SILVER STREET ALDERBURY SALISBURY SP5 3AN		
Proposal:	PROPOSED CONVERSION AND EXTENSION OF AGRICULTURAL BUILDING TO CREATE ONE DWELLING		
Parish/ Ward	ALDERBURY		
Conservation Area:	ALDERBURY	LB Grade:	
Date Valid:	31 August 2007	Expiry Date	26 October 2007
Case Officer:	Mrs J Wallace	Contact Number:	01722 434687

### COMMITTEE REPORT

#### REASON FOR REPORT TO MEMBERS

HDS does not consider it prudent to exercise delegated powers

#### SITE AND ITS SURROUNDINGS

The site, on the edge of the village, is to the rear of Shute End Farmhouse and accessed via an unmade track off Silver Street, which is also a public footpath. The site consists of the redundant farm building and the yard which surrounds it. The agricultural building, a former dairy unit, appears to be in use currently as stabling. The barn is located on the edge of the village overlooking an open area with long views down the valley, which is an important open space on the edge of the village.

#### THE PROPOSAL

The proposal is for full planning permission to convert the barn to a four bedroomed dwelling, two of the bedrooms being in the roof. The proposal involves restoring and refurbishing the barn to create the dwelling largely within the structure but with a single storey extension (with largely glazed walls) to provide a sitting room. It is also proposed to convert part of the adjacent yard into a parking and turning area and on the adjacent open area a private amenity/garden area.

#### PLANNING HISTORY

None

#### CONSULTATIONS

WCC Highways	No objections subject to conditions regarding gates, gradient of drive, and disposal of surface water so that it is not discharged upon the highway.
Wessex Water	Within a Wessex sewered area and there is a water main within the vicinity. Points of connection can be agreed at detailed design stage.
Environment Agency	No comment.

Wiltshire and Swindon	No objection Pleased that a survey for bats and barn owls has been carried out.
Biological Record Centre	We agree with the recommendation regarding timings for breeding birds which should be a condition of planning permission. This should also apply to the clearance of vegetation from the site. Numerous measures have been proposed to reduce the ecological footprint of the development which we strongly support.
Natural England	No objection. Based on the information provided Natural England have no objection to the proposed development. The reason for this view is that we consider that the proposal will not have a significant effect on any protected species. The applicants should be informed that planning permission if granted does not absolve them from complying with the relevant law including obtaining and complying with the terms and conditions of any licences required as described in Part IV B of the Circular 06 2005.
Environmental Health	No observations.
Wiltshire Fire and Rescue Services	Comments relating to need for satisfactory access for fire engines, adequate water supplies, necessary and appropriate fire safety measures and encouragement for the provision of domestic sprinklers.

## REPRESENTATIONS

Advertisement	Yes expiry date 11/10/07
Site Notice displayed	Yes expiry date 11/10/07
Departure	No
Neighbour notification	Yes expiry 27/09/07
Third party response	6 letters from 2 addresses
	<ul style="list-style-type: none"> <li>• Do not object to proposal as such, but object to the design, particularly the large area of glass.</li> <li>• Development will be clearly visible from our property, the allotments, public footpath and Folly Lane</li> <li>• Development will be dominant in this part of the Conservation Area, it is a very prominent site</li> <li>• Significant site within Conservation Area, development should be in keeping</li> <li>• May not effect Silver Street, but will have an impact on the Conservation Area</li> <li>• Large amounts of glass will create reflections and at night light pollution of open countryside</li> <li>• A mixed species hedge is needed to screen development and mitigate impact</li> <li>• Conversion to a thatched single storey dwelling would be more in keeping with Conservation Area</li> <li>• Building should be for local occupation.</li> </ul>

<b>Parish Council response</b>	Support. The barn ceased to be part of a dairying enterprise some 30 years ago. It is in the conservation area of the village and is astride the housing policy boundary. Whether it is in or outside the HPB, it is a sympathetic proposal to bring a substantial but neglected existing building back into repair and sensible use. The access is via Silver Street which is an un-made road and would not when completed, create many extra vehicle journeys.
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## Design Forum

The design of the extension is commended for its simple modern design and bold innovative use of contrasting materials which creates a clear distinction between it and the existing barn. The extensive use of glazing and flat roof creates a light, airy space and allows one to instantly distinguish it from the solid 'original' barn thus successfully preserving the latter's character and integrity.

However, the Forum cannot emphasise enough its view that the ultimate success of the design will hinge upon how well design details such as drainage, the joins where the extension meets the barn, solar panels, etc. are resolved.

The Forum were disappointed that the large opening in the barn's south-facing gable is intended to be replaced with an over-sized country-style window to match the design of the other new and replacement window openings. Notwithstanding the claim that it is a later alteration to the barn, the Forum nevertheless encourage the designers to further explore how this existing opening could be successfully incorporated into the design as we feel it is an integral part of the building's agricultural heritage and would make a feature. It would also avoid the potential problem of matching new brickwork with old that would accompany the insertion of the window currently proposed.

The Forum were also a little concerned that the extended barn's energy performance could prove to be less than ideal. In particular, there was some concern that the breeze-soleil might not be adequate to reduce overheating given the extension's strong southerly aspect and the extent of glazing. We strongly encourage the designers to submit a report to demonstrate how the extension (or entire building if appropriate) will achieve optimum energy performance over a year, taking full account of the contribution of passive solar gain and any natural ventilation techniques.

## **MAIN ISSUES**

- Principle
- Scale and design
- Impact on Conservation Area
- Impact on neighbours
- Highways
- Public Open space
- Protected species

## **POLICY CONTEXT**

Saved policies G1, G2, CN4, CN8, CN11, C2, C6, C22, H16, TR11, R2, and D2 of Replacement Adopted Salisbury District Local Plan  
DP9 and DP14 of Wiltshire Structure Plan  
SPG Conversion of Historic Buildings in the Countryside  
PPS7

## **PLANNING CONSIDERATIONS**

### **1 Principle**

The agricultural building, a former dairy unit, is currently in use as stabling. The building is of traditional construction and though not listed as of Historic or Archeological Importance, has some attractive features and is part of the character of this part of the Conservation Area.

This application is somewhat of a hybrid in that the Housing Policy Boundary crosses across the northern wing of the building whilst the eastern wing of the building and the majority of the site are within the open countryside. Within the Housing Policy Boundary there is a presumption in favour of residential development whereas there is a presumption against new residential dwellings in the countryside unless there is a special justification, for example for affordable housing or for agricultural workers dwellings. Normally the only other circumstances where permission might be granted for a new dwelling in the countryside is where the proposal involves the conversion of an existing building. In this case policy C22 which is permissive of the conversion of existing buildings, provided that amongst other criteria the building can be converted without substantial alteration or extension, is relevant. This policy states that the change of use of buildings in the open countryside to an alternative use will be permitted subject to the following criteria.

- (i) **the existing building is not the result of a temporary planning permission**  
In this case, the building is a simple traditional brick farm building which is not result of a temporary planning permission.
- (ii) **the building is not made of flimsy prefabricated materials and is constructed in a permanent manner which enables its conversion without substantial reconstruction**  
A structural survey submitted with the application shows that the building is solidly constructed of brick and timber under a corrugated roof and that it is in a good structural condition, is of a substantial construction and is capable of conversion without substantial reconstruction.
- (iii) **the building is not visually intrusive or inappropriate to its setting and can be adapted without detriment to its external appearance or harming its setting**  
The Landscape Statement identifies that the application site is close to a built up part of Alderbury and is not prominent in views from Silver Street. Also in many of the longer views from the south, the dwellings and trees in the Silver Street area form a substantial part of the background and only the existing corrugated roof of the building is visible.

In general terms, the existing building is not prominent and its change of use would not have an adverse effect on the visual qualities of the landscape and the Conservation Area. There are concerns, however, regarding the visual impact of the proposed solar panels and the glass extension. These elements could have some impact on the surrounding area, especially in the winter and particularly at night when a glass building will create considerable light pollution. However, the majority of the roof of the extension is solid and any light pollution will be limited to that emitted from the glass linking elements. Following further investigation, it has been shown that the use of a non-reflective coating on the solar panels which in theory would limit the reflective glare from the panels would be impractical. The thermal and solar performance report set out how the building would work in practice with a combination of thermally efficient glass under floor heating and a heat recovery system. So in view of concerns raised about the reflective nature of the proposed solar panels and the contrast between the black panels and the proposed clay tiles found elsewhere on Estate farm buildings and bearing in mind the thermal efficiency of the building amended plans have been received which omit the solar panels on the roof from the scheme.

Thus, whilst it is finely balanced it is considered that the combination of a partially solid roof, and the omission of the solar panels, overcomes these concerns.

- (iv) **the proposal does not involve additional development or require future extensions which would not be permitted under the policies of this Local Plan**  
In relation to rural buildings, the Local Plan policy seeks to resist an extension where the conversion of the building could not be achieved without such an extension, rather than to prevent extensions of buildings in the open countryside. Essentially, therefore, the policy seeks to ensure that the conversion is possible rather than to prevent extensions in principle. The SPG on historic barn conversions specifically refers to the need for extensions to be subservient to the original building and not to involve changes to the basic form of the building and refers to porches and conservatories as being examples of extensions which usually are not in keeping with the character of farm buildings.  
In this case the proposal seeks to convert a single storey barn which has a ground floor area of 140 sq metres. This is of a size capable of accommodating a residential use. Thus in this case, the proposal would not require an extension in order to be viable. The extension would however, provide additional accommodation which would help to preserve and enhance the open character of the barn by removing any need for further internal sub-division of the existing barn. It would also be subservient to the host building.

The Design Forum commended the extension for its simple modern design and the bold and innovative use of contrasting materials to create a clear distinction between the extension and the existing building. The extensive use of glazing and flat roof in their view created a light, airy space and allowed one to instantly distinguish it from the solid 'original' barn thus successfully preserving the latter's character and integrity.

(v) **the proposal will not prejudice the vitality of a nearby town or village**

The conversion of a single barn to residential use will not undermine the economic vitality of Alderbury.

The supporting text for policy C22, however, also refers to residential conversions being more likely to have a detrimental impact on an agricultural building and to the fact that the creation of a residential curtilage can have a harmful impact on the landscape. Policy CN4 and the supporting text in paragraph 6.8 reiterate the need to have special regard to unlisted historically interesting buildings where sensitive conversion can contribute to the preservation and longevity of the buildings. It is in this context that the conversion will preserve and restore the fabric of the simple traditional farm building by retaining much of its open character and provide the opportunity to restore some elements of the fabric of the building such as a roof truss and some of the brick detailing

In considering the reuse of rural buildings, National Planning Policy is set out in PPS7 which generally favours employment uses. The main reason for this, is the potential harm which may arise to the fabric of the building during conversion to residential. However there is also now more emphasis on sustainability; when considering the re-use of agricultural buildings; on the basis that the more remote a rural buildings is, the more unsustainable it may be for a residential use whereas it might be able to provide local employment for those already living in a rural area. However, a rural building closely related to a village, such as in this case, is in inherently a more sustainable location and therefore there can be more flexibility when considering alternative uses.

Re-use for economic development is usually preferable but Alderbury is already well served by an existing employment sites at Whaddon and the Alderbury Parish Council also considered that an employment use of the site could have an adverse impact on residential amenity. The vehicular access from the Southampton Road is also considered to be poor. With regard to community facilities, the Parish Council feel that the community is reasonably well served by the current village hall and the poor access would make the use of the barn for community uses inappropriate.

Additionally as the site is adjacent to residential properties this would limit the type of employment in planning terms to B1 which would be in competition with the Oakridge Business Park at Whaddon whose units are of a comparable size and of a modern and purpose-built construction, but three of which remain unlet despite being available since 2006.

Alternatively in considering the potential of the building as a live/work unit, the work element would again be B1 and would need to form the primary use of the building - a building which has poor access and is sited immediately adjacent to other residential property. Due to the configuration of the building and the desire to retain its historic quality which includes the open voids of the existing building, it will be difficult to make an efficient area for the work element as the principal use without compromising on the reasonable space standards for residential accommodation. This would be likely to limit the marketability of such a scheme which is therefore likely to preclude the building as a practical live/work candidate.

Therefore given all the above and as the building is partially within the Housing Policy Boundary, together with other factors including the site's proximity to other residential property, the poor access off Silver Street, the lack of employment need and the need to protect the historic character of the barn; it is considered that the proposed conversion to residential would not be contrary to the aims of the Local Plan.

## **2 Scale and design**

The dairy building though not listed, is of some intrinsic merit. It is solidly constructed of brick and timber under a corrugated roof, with some interesting detailing in the brickwork including the use of curved double brick arches over doors and window openings. Evidence has been produced that the building is in a good structural condition, is of a substantial construction and is capable of conversion without substantial reconstruction.

The drawings indicate that it is proposed to extend the barn with a single storey glass extension, filling in the 'L' shape of the building to provide additional accommodation. In general terms, it is usually considered that a building which it is proposed to convert cannot be of a suitable size for

conversion if there is a need for an extension to the building. In this case, however, the extension is a lightweight contemporary glass construction which compliments the character of the barn and acts as a foil to its traditional design. It permits the original building to be easily 'readable and shows off the extension as a simple modern design. Whilst the Design Forum had some concerns regarding the thermal performance and that the detailing of features such as the rain water goods and the solar panels should match the high quality of the overall design, these matters could be conditioned.

Additional information has since been provided regarding the thermal performance of the building and whilst this is not detailed, it appears that the architect has taken into account the thermal implications of such a large glass structure on the southern elevation and that the solar panels are not now required. Overall, it does appear that from the additional details supplied that the extension could be constructed as proposed.

It is therefore considered that the proposed extension to the building has been well designed to make the overall scheme sympathetic to its setting within the Conservation Area. Given that the lightweight extension will be subservient to the main existing building enabling the original building's structure to retain its integrity; it is considered that the scale, design and proposed materials of the extension are acceptable in accordance with the aims of the design policies of the Local Plan.

### **3 Impact on Countryside/Conservation Area**

The site is on the edge of the Housing Policy Boundary and partially within the open countryside. It is also in a location designated as a Conservation Area. In policy terms any development proposal should either benefit the local economy or enhance the local environment of the Conservation Area. Additionally it should not have an adverse impact on the landscape.

The open area of land which this building overlooks is a very important part of the character of the Conservation Area. The building is not in general terms prominent in this landscape, the majority of the site and the building are hidden within the landscape. The topographical survey indicates, that due to both the local land form as well as to the extensive quantity of trees in the area, only the roof of the building is easily visible from public view points within the Conservation Area such as the nearby public footpaths and Folly Lane.

There are concerns that with the conversion, because of the solar panels in the roof and the largely glass extension, the building will appear to be much more prominent in the landscape, especially in the winter and particularly at night when a glass building could create considerable light pollution. However, the extension has a largely solid roof and the solar panels are now to be omitted from the roof. The degree of light pollution from the extension will be minimised and there will be no reflection from the roof and it is considered that these clarifications and amendments overcome these concerns.

### **4 Impact on neighbours**

The dairy building is approximately 15 metres from the Shute End Farm House and though set on slightly higher land, is only single storey and is well screened by existing vegetation. It is proposed to use the existing two openings in the wall adjacent to the neighbouring property as bedroom windows and to create an obscure glazed window for a bathroom. In view of the level of screening on this boundary and the single storey nature of the building it is not considered that this proposal will create any overlooking or loss of privacy for the immediate neighbours.

The conversion of the dairy building to a dwelling would increase the use of the unmade lane alongside Shute End Farm House which gives access to the former dairy and could create some disturbance to the occupiers of this property. However, this is likely to be limited by the small scale of the dwelling and the number of vehicular movements may well be less those related to the use as a stable. In addition the number of traffic movements may well be less than when the dairy was in full operation.

The former dairy building is some 400metres from dwellings in Folly Lane, but one of these dwellings can directly overlook this proposed development and therefore in order to screen the domestic clutter and car parking areas, native planting to provide additional screening is proposed. Whilst this additional landscaping is proposed by the applicant; as it is essential part



of the proposal, this aspect of the proposal should be conditioned to ensure that in the event of any of the plants dying within the first five years they are replaced.

### **5 Highways**

Unusually for an isolated agricultural building, the site is not remote from a settlement being on the edge of Alderbury and partially within the Housing Policy Boundary. The access to the former dairy building is off an unmade track and whilst it is also used by a public right of way, it is likely that the traffic generated by a residential use would be much less than that generated by the dairy when it was in daily use, or by that which could be created by any alternative agricultural/employment use. As PPS7 is supportive of the re-use of existing buildings and the site is not in an unsustainable location, being within easy reach of services and facilities, there are no objections from the Highway Authority to this proposal.

### **6 Public Open Space/R2**

The proposal is for a new dwelling and therefore policy R2 is applicable. A contribution for recreational facilities would be required for the new dwelling pursuant to the above policy and, this can be secured through a S106 Agreement, which the applicant has agreed to, though as yet the monies have not been received as is normal practice.

### **7 Protected species**

A survey by a qualified practitioner found no evidence of any protected species, though this does not absolve the applicant from complying with the relevant law including obtaining and complying with the terms and conditions of any licences required if any protected species are identified during any works to the building. As evidence of nesting birds was identified, no work affecting the roof should be undertaken during the bird breeding season i.e. March to August in any year

## **CONCLUSION**

This application is for the conversion of an existing and now redundant agricultural building of an attractive appearance within the Conservation Area on the edge of the Housing Policy Boundary and partially within the open countryside. Whilst the proposal would be in accordance with the aims of the Local Plan in that it preserves a building worthy of retention; because of the proposed extension, the proposal is not strictly in accordance with the supplementary guidance of the conversion of historic farm buildings. There are also concerns that a glass extension will have a visual impact on the open countryside.

However, the Design Forum commended the design of the extension for its simple modern design and bold innovative use of contrasting materials creating a clear distinction between it and the existing barn. It is considered that the extensive use of glazing created a light, airy space which was easily distinguished from the solid 'original' barn and thus successfully preserving the latter's character and integrity. As the majority of the roof of the extension will not be glazed there will be very limited light pollution and moreover, apart from certain limited viewpoints, the building is not prominent in the landscape. The change of use of the adjacent land to residential curtilage will also have a limited visual impact, the area to be devoted to parking and turning has been reduced and natural screening along the currently open boundaries is proposed.

Thus, on balance, it is considered that taking into account all of the issues the proposal would be appropriate to the locality and would not compromise the character of the Conservation Area.

### **RECOMMENDATION: APPROVE SUBJECT TO**

- (a) 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 for the following reasons and subject to the following conditions:-

If the applicant does not comply with (a) above the application is delegated to the Head of Development Services to refuse the proposal on non-compliance with Policy R2

**Reason for approval**

The conversion of a former agricultural building, in the manner proposed; on the edge of the Alderbury Housing Policy Boundary and within the Conservation Area would be acceptable in accordance with the saved policies of the Adopted Replacement Salisbury District Local Plan.

And

**Subject the following conditions:**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (A07B)

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. As amended by section 51 (1) of the Planning and Compulsory Purchase Act 2004 (0004 AMENDED)

- 2 No development shall commence until 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 have been 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 Notwithstanding the provisions of Classes A To F 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 or enclosures within the curtilage and no additions or alterations to the roof of the dwelling, 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 neighbouring amenities and the character of the area.

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

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

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

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

- 5 During construction works, no machinery shall be operated, no process (excluding fitting out) shall be carried out and no deliveries taken at or despatched from the site

other than between the hours of 0800 to 1800 on Mondays to Fridays and 0900 to 1300 on Saturdays. There shall be no activities/working on Sundays, Bank and Public Holidays.

Reason: To avoid the risk of disturbance to neighbouring dwellings/the amenities of the locality during unsocial hours.

- 6 During construction works, all plant, machinery, and building materials shall be contained within the application site in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to limit the impact on Silver Street

- 7 No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details and brought into operation prior to the first occupation of the dwelling hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainable development. Salisbury District Council's Supplementary Planning Guidance on "Achieving Sustainable Development" promotes the prudent use of natural resources. It is necessary to minimise the local demand for water to protect future supplies.

- 8 Any entrance gates erected shall be hung to open away from the highway only and shall be set back a minimum distance of 4.5m from the carriageway edge.

Reason: In the interests of Highway safety.

- 9 The gradient of the proposed drive shall not be steeper than 1 in 15

Reason: In the interests of Highway safety.

- 10 Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway; details of which shall prior to the commencement of development 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: In the interests of Highway safety

- 11 There shall be no external lighting.

Reason: In the interests of amenity.

- 12 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. Development shall be carried out in accordance with the approved details

Reason: In the interests of the amenity and the environment of the developmentG10A

- 13 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 dwelling. Development shall be carried out in accordance with the approved details.

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

- 14 No development shall take place until full details of the soft landscape works which shall include planting plans; written specifications (including cultivation and other

operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/ densities where appropriate; an implementation programme]. have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development.

Reason: To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity

- 15 No development shall commence until details of the windows and doors at a scale of 1:10, all the rainwater goods, solar panels, the breize-soleil and the solar/thermal performance methodology shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development

- 16 No development shall commence and no vegetation works, including all tree, scrub and hedgerow works/clearance, shall take place between the months of March to August inclusive, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In order to avoid the bird breeding/nesting season and thereby mitigate the impacts on protected species.

- 17 This development shall be in accordance with the amended drawings ref: 1049 - 03A, 1049-04A, 1049-05A, 1049-06A, 1049-07A, 1049-08A and 1049-09A, deposited with the Local Planning Authority on 16 January 2008 unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

## **INFORMATIVE 1 POLICY**

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

Policy	Purpose
G1	Aims of the Local Plan
G2	General Criteria for Development
D2	Design of Infill Development
R2	Public Open Space
C2	Development in the countryside
C6	Landscape Conservation
C22	Conversion of agricultural buildings
CN8	Development in a Conservation Area
CN11	Views into and out of Conservation Area
H16	Housing Policy Boundary
TR11	Off street parking

## **INFORMATIVE 2 BATS PROTECTED SPECIES**

Under the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats & c.) Regulations 1994, all bats are legally protected. Please note that it is an offence to disturb or harm any bats. It is also an offence to disturb, obstruct, or damage any bat roost even if no bats are present at the time.

Natural England is the statutory body with responsibility for all protected species, and grant the licenses needed to legally carry out works affecting them . They have produced a range of information booklets on protected species that can be obtained from their website ([www.naturalengland.org.uk](http://www.naturalengland.org.uk)). For advice on protected species you can also call them on 0845 6014523.