

# 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>

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE  
 FOLLOWING COMMITTEE  
WESTERN AREA 25<sup>TH</sup> JANUARY 2007

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**   **Application No**   **Parish/Ward**  
**Page**   **Officer Recommendation**  
**Site Address**   **Ward Councillors**  
**Description**

<b>1</b>	S/2006/2421	TEFFONT
	Mr Andrew Minting	APPROVED WITH CONDITIONS
	BRIDGES TEFFONT EVIAS SALISBURY SP3 5RG  INSTALLATION OF SATELLITE DISH ON FLAT ROOF	CLLR MRS WILLAN
<b>2</b>	S/2006/2478	WEST KNOYLE
	Charlie Bruce-White	APPROVED WITH CONDITIONS
	THE WILLOWS THE STREET WEST KNOYLE BA12 6AE  ERECT NEW DWELLING ADJACENT TO THE WILLOWS	CLLR COUPER
<b>3</b>	S/2006/2325	HINDON
	Charlie Bruce-White	APPROVED WITH CONDITIONS
<b>SV</b>	FERN COTTAGE HIGH STREET HINDON SALISBURY SP3 6DP  ERECT SINGLE STOREY FRONT EXTENSION TO COMPRISE GRANNY ANNEXE ACCOMODATION	CLLR COUPER

<b>4</b>	S/2006/2115	MERE
	Charlie Bruce-White	APPROVED WITH CONDITIONS
<b>SV</b>	<p>BOOT COTTAGE SALISBURY STREET MERE BA12 6HE</p> <p>CHANGE OF USE OF SHOP TO RESIDENTIAL INCLUDING ALTERATIONS TO SHOP FRONT, INSERTION OF VELUX WINDOW, 2 NO. REAR DORMERS AND REPLACEMENT DOORS</p>	<p>CLLR JEANS</p> <p>CLLR SPENCER</p>
<b>5</b>	S/2006/2116	MERE
	Charlie Bruce-White	APPROVED WITH CONDITIONS
<b>SV</b>	<p>BOOT COTTAGE SALISBURY STREET MERE BA12 6HE</p> <p>ALTERATIONS TO SHOP FRONT, INTERNAL ALTERATIONS, INSERTION OF VELUX WINDOW, 2 NO. REAR DORMERS AND REPLACEMENT DOORS</p>	<p>CLLR JEANS</p> <p>CLLR SPENCER</p>
<b>6</b>	S/2006/2322	WILTON
	Charlie Bruce-White	APPROVED WITH CONDITIONS
	<p>'TODAYS' 2 WATERDITCHAMPTON ROAD WILTON SP2 0HZ</p> <p>REPLACE EXISTING SHOP AND STORES (CLASS A1) WITH SINGLE 2 BED RESIDENTIAL DWELLING</p>	<p>CLLR BROWN-HOLVELT</p> <p>CLLR EDGE</p>
<b>7</b>	S/2006/2354	DINTON
	Mr W Simmonds	APPROVED
	<p>WESTFIELD PARK CATHERINE FORD ROAD DINTON SP3 5BT</p> <p>VARY CONDITION 2 OF PLANNING PERMISSION 2002/1169 TO ALLOW CONTAINERS TO BE STACKED 3 HIGH OUTSIDE BUILDING 386-389</p>	CLLR MRS WILLAN

**Part 1**  
**Applications recommended for Refusal**

No Refusals

# Part 2

## Applications recommended for Approval

1

Application Number:	S/2006/2421		
Applicant/ Agent:	SARA WILLAN		
Location:	BRIDGES TEFFONT EVIAS SALISBURY SP3 5RG		
Proposal:	INSTALLATION OF SATELLITE DISH ON FLAT ROOF		
Parish/ Ward	TEFFONT		
Conservation Area:	TEFFONT MAGNA	LB Grade:	II
	& EVIAS		
Date Valid:	23 November 2006	Expiry Date	18 January 2007
Case Officer:	Mr Andrew Minting	Contact Number:	01722 434734

### REASON FOR REPORT TO MEMBERS

Council member application

### SITE AND ITS SURROUNDINGS

Bridges is a large grade II listed former rectory at the northern end of Teffont Evias, set in spacious formally landscaped grounds. Built of local stone under both Welsh slate and clay tiled roofs and partially dating from the 18<sup>th</sup> century, it has a particularly Victorian appearance, no doubt a result of its remodelling in 1842. To the rear of the main house (i.e. to the west) stand several attached single-storey outbuildings, probably of this latter date. Set back from the road at the western edge of its site, the house is fairly well screened from the road except at its two entrance gates; a public footpath runs adjacent to the length of the western boundary from which most of the rear of the property is visible. The property also stands within the Teffont Conservation Area and the Cranborne Chase and West Wiltshire Downs AONB.

### THE PROPOSAL

The proposal is for the installation of a satellite dish on a flat roof at the rear of the property. The roof in question is at the top of a two storey extension in the corner of the L-shaped original building, and is felt covered.

### PLANNING HISTORY

1992/0219	Trimming of pink horse chestnut and felling of red oak tree. A
17/03/92	
1992/0853	L/B application - minor internal alterations to first floor including removal of existing doorway and creation of new. Creation of new shower room. AC 17/07/92
1995/0939	Removal of chimney and associated internal alterations. Creation of en-suite bathroom and alteration of existing door. ALBE 07/08/95
1996/0102	To remove a mature lime tree and to split a sycamore into 2 thin clumps of saplings. ATCD 04/03/96
1997/0162	To carry out various surgery to various trees ATCD 07/03/97
1997/1137	To fell five trees. ATCD 27/08/97

1998/1272	Remove one yew tree. Prune one beech and one horse chestnut tree. ATCD 10/09/98
2002/0481	Installation of bathroom in bedroom 4 and provision of external soil stack. WD
2003/0085 25/02/03	Tree surgery to a weeping willow and a hornbeam. ATCD
2004/1212	Fell quantity of conifers. ATCD 18/06/04
2004/2007	1. Crown reduce damaged willow by 50% 2. Minor branch removal to a number of other trees. ATCD 03/11/04
2004/2427	Crown reduce 1 beech tree by approx 20%. Crown lift yew trees along western boundary. ATCC 03/12/04
2005/0885	2 no pitched rooflights & 1 no flat roof skylight. ALBE 28/06/05
2006/2149 WD	Attach tv satellite dish to south facing flat roof at rear of property.
2006/2201	Fell conifer, remove 1 limb from sycamore, reduce willow 30%, crown lift yew trees, crown lift hornbeam. ATCD 05/12/06

### **CONSULTATIONS**

None required.

### **REPRESENTATIONS**

Advertisement Yes, Salisbury Journal 07/12/06 expiry 28/12/06  
 Site Notice displayed Yes, put up 27/11/06 expiry 28/12/06  
 Departure No  
 Neighbour notification Yes  
 Third Party responses No  
 Parish Council response Yes – no objection, received 06/12/06

### **MAIN ISSUES**

Impact of proposals on the character of a listed building.

### **POLICY CONTEXT**

CN3 of the Salisbury District Local Plan (Adopted June 2003)

### **PLANNING CONSIDERATIONS**

Satellite dishes can cause unnecessary harm to the historic appearance of buildings by ill-considered location. This proposal seeks to address this problem by siting it on a high flat roof to the rear of the formal principal elevation; in this location it will be completely out of sight from the front, and due to the rear layout of the property, and the height of the roof, it will also be barely visible from the rear. Indeed, the only potential viewpoints are from the elevated rear garden and from a short length of the public footpath in the field behind. As the dish will be sat on the roof at the height of the eaves of the main roofs, it will not be silhouetted from any viewpoint. The previous application, S/06/2149, was withdrawn due to perceived installation problems which have since been resolved.

### **CONCLUSION**

The proposed location of the satellite dish has been carefully chosen to have the least impact on this listed building, and will be barely visible from any viewpoint. I therefore recommend this application for APPROVAL, subject to the standard time implementation condition Z01B.

## **RECOMMENDATION**

### **APPROVE**

Reasons for approval

The proposed alterations would have no adverse effect upon the character of the listed building.

#### **And subject to the following condition:**

1. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission. (Z01B)

The reasons for the above conditions are listed below:

1. To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 ( 4) of the Planning and Compulsory Purchase Act 2004. .0006 AMENDED

### **INFORMATIVE**

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

CN3 Purpose Protect the character of listed buildings

Application Number:	S/2006/2478		
Applicant/ Agent:	PLAN EIGHT		
Location:	THE WILLOWS THE STREET WEST KNOYLE WARMINSTER BA126AE		
Proposal:	ERECT NEW DWELLING ADJACENT TO THE WILLOWS		
Parish/ Ward	WEST KNOYLE		
Conservation Area:	LB Grade:		
Date Valid:	30 November 2006	Expiry Date	25 January 2007
Case Officer:	Charlie Bruce- White	Contact Number:	01722 434682

### REASON FOR REPORT TO MEMBERS

Cllr Couper has requested that the application go before Committee, due to concerns expressed by the Parish Council regarding the impact of the development upon visual and neighbouring amenities.

### SITE AND ITS SURROUNDINGS

The site relates to residential curtilage to the side of The Willows, a two storey detached dwelling situated on The Street, West Knoyle. This is within the Housing Policy Boundary of West Knoyle and the AONB.

### THE PROPOSAL

It is proposed to erect one new dwelling and create a new vehicular access to serve it.

### PLANNING HISTORY

05/2219 – Extension (APP)

### CONSULTATIONS

*WCC Highways Officer* – No objection (subject to standard access conditions)

*Environment Agency* – Adhere to guidance in Circular 3/99. If new septic tank is the only feasible option, a Discharge Consent will be required.

*Wessex Water* – Site is not located within a Wessex Water sewered area.

### REPRESENTATIONS

Advertisement	No	expiry 04/01/07
Site Notice displayed	Yes	expiry 04/01/07
Departure	No	
Neighbour notification	Yes	expiry 22/12/06

Third Party responses      4 letters of objection. Reasons include:

Overdevelopment of site  
Inadequate off-street parking



Loss of privacy, light and views to neighbours

Parish Council response      Objection. Reasons include:

Overdevelopment

Loss of light and privacy to neighbours

Additional pressure on already stressed sewerage system

## **MAIN ISSUES**

1. The acceptability of the proposal given the policies of the Local Plan;
2. Character of the locality and amenity of the street scene;
3. Amenities of the occupiers of adjoining and near by property;
4. Highway considerations.

## **POLICY CONTEXT**

Local Plan policies G1, G2, G5, D2, H16, TR11, C4, C5, R2

*Planning Policy Statement 3: Housing*

## **PLANNING CONSIDERATIONS**

### ***Principle of development***

The site is within the HPB where the principle of new residential development is acceptable, subject to the criteria as set out in Policy H16 of the SDLP. Of particular importance is that the proposal should not constitute inappropriate backland development and should not result in the loss of an open area which contributes to the character of the area.

Policy D2 of the SDLP states that the design of the proposal should respect the character of the area, with particular regard to building lines, scale and height and plot widths.

PPS3 promotes a more efficient use of land, while at the same time ensuring a high quality design and environment which contributes to the maintenance and creation of sustainable communities.

### ***Impact upon visual amenity***

The surrounding area comprises a broad mix of housing types, styles and plot widths, although there is a fairly uniform building line within this linear settlement.

The proposed dwelling would follow the existing building line and its scale would be similar to the existing dwelling at The Willows. Although the proposed development would undoubtedly increase the density of the dwellings on this southern side of The Street, with a gap of just three metres between the new dwelling and The Willows, it is not considered that this would be so unusual or out of keeping with the area so as to warrant refusal. It is noted that the proposed plot would be no smaller than that of 'Foxleigh', a recently constructed dwelling to the north side of The Willows, and these two dwellings are also sited reasonably close together (and would be even more so if an extant permission to extend The Willows were implemented), as are the semi-detached properties on the other side of The Street.

The proposed design of the dwelling would be of a reasonably high standard, certainly higher quality than that of some of the surrounding properties, with materials comprising clay plain tiles and featherboard cladding and render on the walls.

The existing hedgerow to the front, side and rear of the plot would be retained and reinforced/replanted where necessary, other than where the vehicular access would need to be created.

### ***Neighbouring amenity***

#### Impact upon The Willows

The bulk of the new dwelling would be built in line with The Willows, which has two windows in the facing side elevation. Whilst the new dwelling would impact upon the amount of light received by these windows, it is noted that one of these windows provides light to a bathroom, and the other provides light to a living room which is served by an additional window in the rear elevation. Given this arrangement, it is therefore not considered that the bulk of the proposed dwelling would result in a significant loss of light or overbearing impact upon The Willows.

Regarding privacy, it is noted that the proposed dwelling would have two small windows within the first floor of the side elevation which could potentially overlook the bathroom of The Willows. In order to retain privacy, it is considered appropriate to condition that these windows make use of obscured glazing. In addition, the bedroom window within the rear elevation of the proposed dwelling would offer some views into the garden of The Willows. However, the overlooking would be restricted to an oblique angle to a far corner of the garden, and as such it is not considered that the loss of privacy would be significant.

#### Impact upon dwellings on the northern side of the Street

Several neighbours opposite the site have raised concerns that the new dwelling would impact upon their amenities, citing a potential loss of privacy, loss of light, loss of view and the building's imposing design. It is noted that the new dwelling would be sited at least 20 metres from the dwellings on the opposite side of the road, and that its scale and height would not be significantly larger than The Willows. This distance of separation is considered satisfactory to allow those dwelling opposite the site to retain a reasonable degree of privacy and light, and the scale of the dwelling would not be so great as to result in an unduly overbearing impact. It is likely that some dwellings opposite the site would lose some of their views of the countryside to the rear of the site, but the loss of such views do not constitute a material consideration in terms of determining planning applications.

### ***Highways implications***

The access, subject to conditions, would afford an appropriate level of visibility, and a driveway area has been proposed to the front of the dwelling which would provide turning space and parking for two cars. A further space would be provided in an attached garage, and the total parking provision is considered adequate for the dwelling proposed. The WCC Highways Officer has raised no objection, subject to conditions.

### ***Water, drainage and sewerage facilities***

Wessex Water confirm that there are no mains sewerage facilities which could be connected to. Consequently a new package sewerage treatment plant is proposed in place of the existing septic tank, which would serve both the new dwelling and The Willows. Although a formal Consent to Discharge is yet to be issued, the applicant has

submitted a letter from an Environment Agency Officer confirming that the arrangements are satisfactory and the Consent will be issued in due course.

## **CONCLUSION**

It is considered that the proposed dwelling would be appropriate to the character of the area and that it would not significantly affect the amenity of neighbours. Satisfactory parking and access arrangements can be achieved, and the proposed development and existing dwelling would be served by adequate water, drainage and sewerage facilities.

## **RECOMMENDATION**

### **APPROVE**

#### **REASONS FOR APPROVAL:**

The proposed development would be acceptable in principle and it is considered that the new dwelling could be accommodated on the site to be appropriate to the character of the area, and will not result in an adverse impact upon the amenities and living environment enjoyed by nearby residents, and subject to appropriate conditions will not result in an adverse impact to highway safety.

#### **And subject to the following conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
3. A recessed access shall be constructed 4.5m back from the carriageway edge and its sides splayed outward at an angle of 45 degrees toward the carriageway edge.
4. 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.
5. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway.
6. No construction of the building hereby permitted shall be commenced until visibility is provided across the site frontage area between the nearside carriageway edge and lines drawn between a point 2m back from the carriageway edge along the centre line of the access and the extremities of the site frontage shall be cleared of obstruction to visibility at and above a height of 1m above the nearside carriageway level. The visibility thus provided shall be thereafter maintained free of obstruction at all times.
7. The proposed bedroom windows in the north-east elevation shall be glazed with obscure glass to the satisfaction of the Local Planning Authority and shall be maintained in this condition thereafter.
8. Other than those hereby agreed, there shall be no further windows inserted at first floor level into the dwelling hereby permitted.

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

**The reason for the above condition is listed below:**

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. As amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
2. To secure a harmonious form of development.
3. In the interests of highways safety.
4. In the interests of highways safety.
5. In the interests of highways safety.
6. In the interests of highways safety.
7. To ensure adequate privacy for the occupants of neighbouring premises.
8. To ensure adequate privacy for the occupants of neighbouring premises.
9. In the interests of visual and neighbouring amenity.

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

Policy G1	Sustainable development
Policy G2	General Development Guidance
Policy G5	Water services
Policy D2	Infill development
Policy H16	Application of Housing Policy Boundaries
Policy C4	Area of Outstanding Natural Beauty
Policy C5	Area of Outstanding Natural Beauty
Policy R2	Provision of recreational open space

Application Number:	S/2006/2325		
Applicant/ Agent:	MR AND MRS JOHN HUGHES		
Location:	FERN COTTAGE HIGH STREET HINDON SALISBURY SP3 6DP		
Proposal:	ERECT SINGLE STOREY FRONT EXTENSION TO COMPRISE GRANNY ANNEXE		
Parish/ Ward	HINDON		
Conservation Area:	HINDON	LB Grade:	
Date Valid:	13 November 2006	Expiry Date	8 January 2007
Case Officer:	Charlie Bruce- White	Contact Number:	01722 434682

### REASON FOR REPORT TO MEMBERS

Cllr Couper has requested that the application be determined by Committee, due to concerns expressed by the Parish Council over the impact of the extension upon the Hindon Conservation Area.

### SITE AND ITS SURROUNDINGS

The site relates to Fern Cottage and its curtilage, a detached dwelling situated on Hindon High Street, and within the Conservation Area. Unusually for the High Street, the application dwelling is set back from the road, by approximately 20 metres. There is a single detached garage to the front of the plot, however, which is sited approximately 5 metres from the road.

### THE PROPOSAL

It is proposed to erect a single storey front extension to the property, which would provide "granny annexe" accommodation.

### PLANNING HISTORY

95/1050 – Single storey and first floor extensions (APP)  
79/0152 – Erect replacement garage (APP)

**CONSULTATIONS** – None

### REPRESENTATIONS

Advertisement	Yes	expiry 14/12/06
Site Notice displayed	Yes	expiry 14/12/06
Departure	No	
Neighbour notification	Yes	expiry 04/12/06

Third Party responses<sup>1</sup> letter drawing attention to several discrepancies and inaccuracies contained within the drawing.

Parish Council response      Object. Reasons given include:

Design and materials unsympathetic to surroundings and conservation area.

## **MAIN ISSUES**

1. The acceptability of the proposal given the policies of the Local Plan;
  2. Character of the locality and amenity of the street scene;
  3. Amenities of the occupiers of adjoining and near by property;

## **POLICY CONTEXT**

SDLP G2, D3, C5, CN8

## **PLANNING CONSIDERATIONS**

### ***Impact upon visual amenity and character of conservation area***

The Conservation Officer considers that:

Fern Cottage is set a long way back from the High St in Hindon, between two road-fronting buildings, and is also behind a poor quality single garage which is to remain. The house is clearly old, although it has been much altered externally with modern windows and concrete roof tiles.

The proposal to extend from the front of the property is unusual for this type of location, however, given the level of screening by the garage and vegetation, and its distance from the High St, it will have little visual impact on the area. That said, the conservatory and windows should be of timber (unspecified on the drawings).

The extension would be of a narrow, linear form, extending off the left hand side of the dwelling's main elevation. Its dimensions would measure 13.3m in length, 4.6 in width, and 3.4m at its highest point. The walls of the extension would be rendered and painted white to match the appearance of the existing cottage, with the pitched roof tiled in Redland Cambrian slate, although part of the extension closest to the existing dwelling would be glazed. Due to the presence of first floor windows within the existing dwelling, the pitch of the extension's roof has had to be kept shallow, encouraging the proposed use of the synthetic slate tiles.

The Parish Council have objected to the proposal, on the grounds that the design and materials would be unsympathetic to surroundings and the Conservation Area. Certainly it is recognised that the form of extension would be unusual (i.e. extending off the front of the property in a linear fashion), and that synthetic replicas of natural slate are generally discouraged in Conservation Areas. The Conservation Officer remarks, however, that given the level of screening offered by the garage, and its distance from the High St, it will have little visual impact on the area. However, the fact that a new extension or building cannot be seen from public view does not on its own make a proposal acceptable, and, in this case, it is not considered that the that the design, scale and proposed materials of the extension would be so harmful to the character of the existing dwelling as to warrant refusal.

The extension would necessitate the removal of plants and shrubs within the front curtilage of Fern Cottage, although it is not considered that their loss would be detrimental to the character of the area. The Council's Tree Officer has assessed the impact that the extension would have on a hazel tree in the neighbours garden, and has advised that the extension would not pose a risk to the tree's long term health.

### ***Impact upon neighbouring amenity***

The extension would be built close to, and along the boundary with, the neighbouring property known as "Denland House". Although part of the walls and the roof of the extension would be clearly visible from the neighbouring property, given the modest height of the extension, it is not considered that it would result in a detrimental loss of light or overbearing impact upon the neighbour. Although some of the views of The Old Chapel from the neighbour's property would be lost, the loss of such views do not comprise material planning consideration in the determination of planning applications.

Whilst the neighbour of the neighbouring property has not formally objected to the proposed extension, it has been questioned whether the plans show sufficient detail in order for the LPA to properly consider the development, and in order for the extension to be built in accordance with the submitted plans.

It is noted that the originally submitted plans showed a number of discrepancies and inaccuracies, although these have now been remedied, and it is considered that plans now show satisfactory detail in order for the development to be adequately assessed by the LPA, and subsequently enforced if should it be necessary at any point.

## **RECOMMENDATION**

### **APPROVE**

#### **REASONS FOR APPROVAL:**

The granny annexe extension would be acceptable in principle, and would not have a significant impact in design or amenity terms, and would preserve the character of the Conservation Area.

#### **And subject to the following conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
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.
3. All window frames in the extension hereby permitted shall be of timber finish which shall thereafter be retained unless otherwise agreed in writing with the Local Planning Authority.

#### **The reason for the above condition is listed below:**

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. As amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
2. To secure a harmonious form of development, and which is appropriate to the character of the Conservation Area.
3. To secure a harmonious form of development, and which is appropriate to the character of the Conservation Area.

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

Policy G2      General Development Guidance  
Policy D3      Design of extensions  
Policy C5      AONB  
Policy CN8     Conservation Areas



Application Number:	S/2006/2115		
Applicant/ Agent:	MRS J TITLEY		
Location:	BOOT COTTAGE SALISBURY STREET, MERE WARMINSTER BA126HE		
Proposal:	CHANGE OF USE OF SHOP TO RESIDENTIAL INCLUDING ALTERATIONS TO SHOP FRONT, INSERTION OF VELUX WINDOW, 2 NO REAR DORMERS AND REPLACEMENT DOORS		
Parish/ Ward	MERE		
Conservation Area:	MERE	LB Grade:	II
Date Valid:	13 October 2006	Expiry Date	8 December 2006
Case Officer:	Charlie Bruce- White	Contact Number:	01722 434682

### REASON FOR REPORT TO MEMBERS

Cllr Jeans has requested that the application go before Committee, due to concerns expressed by the Parish Council over the loss of a local shop within Mere.

### SITE AND ITS SURROUNDINGS

The site relates to Boot Cottage, a mid-terraced property on Salisbury Street, Mere, comprising a vacant shop premises at street level, with residential accommodation to the rear and above. The property is grade II listed and is within the Mere Conservation Area. The shop was last used as a jewellers under the name of 'Cameo'.

### THE PROPOSAL

It is proposed to:

- change the use of the shop (A1 use class) to residential, absorbing it into the existing dwelling at Boot Cottage;
- make alterations to the shop front;
- make alterations to the internal layout of the property;
- erect 2 dormer windows and insert 1 velux window into the rear roof slope;
- replace existing doors.

### PLANNING HISTORY

None relevant

### CONSULTATIONS

Conservation Officer – No objection (subject to appropriate conditions to provide further window and door details)

WCC Highways Officer – No objection (subject to satisfactory parking provision)

## REPRESENTATIONS

Advertisement	Yes	expiry 16/11/06
Site Notice displayed	Yes	expiry 16/11/06
Departure	No	
Neighbour notification	Yes	expiry 07/11/06
Third Party responses include:	4 letters of objection/concern. Summary of reasons include: <ul style="list-style-type: none"><li>• Loss of privacy</li><li>• Detrimental to historic fabric and character of listed building</li><li>• Detrimental to character of conservation area</li><li>• Loss of local shop</li><li>• Parking provision</li><li>• Works already started</li></ul>	
Parish Council response	Object. Summary of reasons include: <ul style="list-style-type: none"><li>• Loss of local shop</li></ul>	

## MAIN ISSUES

1. The acceptability of the proposal given the policies of the Local Plan;
2. Vitality and viability of Mere;
3. Character of the locality and amenity of the street scene;
4. Listed building and conservation area;
5. Amenities of the occupiers of adjoining and near by property;
6. Highway considerations.

## POLICY CONTEXT

- Local Plan G1, G2, D3, H16, E16, CN3, CN4, CN5, CN8, CN13, TR11, PS3
- *Planning Policy Guidance 15: Planning and the historic environment*

## PLANNING CONSIDERATIONS

### ***Principle of change of use***

Policy G1(ii) seeks to promote the vitality and viability of local communities.

Policy PS3 seeks to retain local services which are both viable and central to the economic and/or social life of the settlement.

Policy E16 states that the change of use or redevelopment of premises for other (non-employment related) purposes will only be permitted where:

- the proposed development is an acceptable alternative use that provides a similar number and range of jobs; or
- the land or premises are no longer viable for an employment generating use; and/or
- redevelopment of the site for a non-employment use would bring improvements to the local environment or conservation benefits that would outweigh the loss of local jobs.

In the first instance, it therefore needs to be demonstrated by the applicant that the premises are no longer viable as a local shop. The applicant has submitted a statement from *Woolley & Wallis* chartered surveyors, providing details of the marketing that was undertaken for the property. According to the statement the property was first marketed to let as a shop in June 2005 and was available as such until the early part of 2006. *Woolley & Wallis*' own procedure was to advertise such properties in the local press at least once a month. The quoted rental was £5,200 per annum, the same as the passing rent before the shop became vacant. During this time, however, only one offer to lease the property was made, although this appears to have fallen through after further consideration by the purchaser over the viability of such a venture.

Furthermore, from early 2006 the whole property was marketed for freehold sale, including both the shop and residential element. *Woolley & Wallis* maintain that at no time did a prospective purchaser take interest in purchasing the property as a live/work unit, despite it being advertised as 'Boot Cottage & Cameo'. Subsequently, the property was bought by the applicant in August 2006 for redevelopment purposes.

It could be considered that the marketing exercise was imperfect, since the shop was not marketed for freehold sale on its own. However, given that the shop was comprehensively marketed for lease, and was also marketed for freehold with the associated residential accommodation, it can be construed that the marketing of the shop on its own for freehold purchase would have been unlikely to bear fruition.

Whilst the loss of any local shops are regrettable, it is considered that the marketing exercise undertaken adequately demonstrates that, in this particular instance, there was insufficient demand to operate a commercially viable enterprise from the premises. Furthermore, it cannot be said that this single small shop is "central to the economic and/or social life of the settlement", and that its loss would significantly affect "the vitality and viability of the local community". As such it would therefore be unreasonable to insist upon its retention.

As for the proposed alternative residential use, this is considered appropriate to the area given the surrounding residential environment.

#### ***Impact upon visual amenity including character of listed building and conservation area***

The main visual alterations to the external appearance of the building would relate to the shop front and rear roof slope of the building.

##### Shop front

The shop front and fascia are not integral to the historic fabric or character of the building and as such no objection is raised to the principle of their removal. A small, high-level, window would be blocked up, and since this is a more recent addition, created by the blocking up of a previous doorway, it is not considered that this would be detrimental to any special features of the listed building. The replacement of the existing window and door are welcome alterations, although it will be necessary to agree to finer details, a matter which can be adequately secured by an appropriate condition requiring large scale drawings.

##### Rear roof slope

The Conservation Officer notes that dormer windows are very much a feature of Mere, and indeed, Boot Cottage has an existing dormer window in its front elevation. The existing, blank roof slope of the rear elevation is not considered to be such an important feature of the listed building so as to insist that it is kept as such, although any alterations to it will need to be of a suitable design and form, and relate appropriately to the existing roof structure. The number of dormers proposed and their scale are not considered excessive, and their design would not be untypical to such historic buildings in the area. Although the creation of the dormer windows would result in the removal of

some sections of the roof rafters, it is not considered that this would affect the historic fabric of the building so much as to warrant refusal. The roof light proposed would be of a reasonably small size and would be of a 'conservation type', and would not have a significant impact upon the building's character. It will be necessary, however, to agree to finer details of the proposed windows, a matter which can be adequately secured by an appropriate condition.

#### Internal alterations

The Conservation Officer has raised no objection to the proposed alterations to the interior of the building. It is noted some works to the interior of the building have started, prior to intervention by Enforcement Officers, although the Conservation Officer does not believe that any features of historic value were removed, and considers that the proposed alterations are not inappropriate and are generally satisfactory.

#### Other alterations

The replacement of modern doors in the side elevation of the building are welcome, although it will be necessary to agree to finer details, a matter which can be adequately secured by an appropriate condition requiring large scale drawings.

#### ***Impact upon neighbouring amenity***

In terms of the proposed use of the building, if anything, the residential use of the shop front would cause less disturbance to neighbours than the present retail use could.

The occupant of the adjoining dwelling at Vogue Cottage has objected to the dormer and velux windows on the grounds that they would result in a loss of privacy to his garden area. In order to fully assess the impact of the dormer/velux windows a site inspection was undertaken from the neighbour's garden. It was noted that the dormer windows would be clearly visible from the neighbour's garden, and would offer views into the garden. However, as one would expect in such an urban area, there are a number of existing windows which are equally visible from the neighbour's garden and which offer views. Boot Cottage has two existing such windows at first floor level which overlook the neighbour's garden, as does the dwelling known as 'Georgian House'.

The occupant of the neighbouring dwelling states that the first floor windows in Boot Cottage do not at present result in significant overlooking due to the internal layout of the building. However, once the proposed internal alterations, which are considered acceptable in listed building terms, are carried out, these windows would offer more significant views into the garden of Vogue Cottage. Such internal alterations are a matter for Listed Building Consent only, and the Local Planning Authority cannot therefore consider their implications with regards to neighbour amenity.

Having seen the view offered by the former WC/bathroom window when open, it is evident that this window would offer an equally clear view of the neighbour's garden than the proposed dormer/velux windows. As such, whilst it is recognised that the dormer/velux windows will overlook the garden of the neighbouring property, bearing in mind the presence of existing overlooking windows, it is not considered that the development would unacceptably harm the amenity of neighbours.

#### ***Highways implications***

There are two off-street parking spaces provided to the rear of the property. Guidance contained with Appendix V of the Local Plan recommends a maximum of 2 parking spaces for such dwellings. As such no objections are raised on highway grounds.

#### **CONCLUSION**

The applicant has adequately demonstrated that the shop is no longer viable, and it is considered that its change of use to residential is acceptable. Subject to conditions, the proposed internal and external works to the listed building are considered appropriate

to the building's historic fabric and special features, and the character of the conservation are would be preserved/enhanced. It is not considered that the additional windows proposed would unduly harm the amenity of neighbours, and satisfactory off-street parking can be provided for.

## **RECOMMENDATION**

### **APPROVE**

#### **REASONS FOR APPROVAL:**

The proposed change of use and other alterations would be acceptable in principle, and would not have a significant impact upon the vitality or viability of Mere, and would not be detrimental in conservation, amenity or highway terms.

#### **And subject to the following conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the dormers hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

#### **The reason for the above condition is listed below:**

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. As amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
2. To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.

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

Policy G1	Sustainable development
Policy G2	General Development Guidance
Policy D3	Design of extensions
Policy H16	Application of Housing Policy Boundaries
Policy CN3	Listed buildings
Policy CN4	Change of use of listed buildings
Policy CN5	Listed buildings
Policy CN8	Conservation Areas
Policy CN13	Shop fronts within Conservation Areas
Policy TR11	Off-street parking provision
Policy PS3	Change of use of local facilities

Application Number:	S/2006/2116		
Applicant/ Agent:	MRS J TITLEY		
Location:	THE BOOT SALISBURY STREET, MERE WARMINSTER BA126HE		
Proposal:	ALTERATIONS TO SHOP FRONT , INTERNAL ALTERATIONS, INSERTION OF VELUX WINDOW, 2 NO. REAR DORMERS AND REPLACEMENT DOORS		
Parish/ Ward	MERE		
Conservation Area:	MERE	LB Grade:	II
Date Valid:	13 October 2006	Expiry Date	8 December 2006
Case Officer:	Charlie Bruce- White	Contact Number:	01722 434682

### REASON FOR REPORT TO MEMBERS

The associated planning application has been called in by Cllr Jeans, in order that issues related to the loss of a local shop within Mere can be debated, and this listed building application is integral to any decision made on the former.

### SITE AND ITS SURROUNDINGS

The site relates to Boot Cottage, a mid-terraced property on Salisbury Street, Mere, comprising a vacant shop premises at street level, with residential accommodation to the rear and above. The property is grade II listed and is within the Mere Conservation Area. The shop was last used as a jewellers under the name of 'Cameo'.

### THE PROPOSAL

It is proposed to:

- make alterations to the shop front;
- make alterations to the internal layout of the property;
- erect 2 dormer windows and insert 1 velux window into the rear roof slope;
- replace existing doors.

### PLANNING HISTORY

None relevant

### CONSULTATIONS

Conservation Officer – No objection (subject to appropriate conditions to provide further window and door details)

### REPRESENTATIONS

Advertisement	Yes	expiry 16/11/06
Site Notice displayed	Yes	expiry 16/11/06

Departure No  
Neighbour notification Yes expiry 07/11/06

Third Party responses 4 letters of objection/concern. Summary of reasons include:

Detrimental to historic fabric and character of listed building  
Detrimental to character of conservation area  
Works already started

Parish Council response Object. Summary of reasons include:

Loss of local shop

## **MAIN ISSUES**

1. Listed building and conservation area

## **POLICY CONTEXT**

- Local Plan CN3, CN4, CN5, CN8, CN13
- *Planning Policy Guidance 15: Planning and the historic environment*

## **PLANNING CONSIDERATIONS**

### ***Impact upon character of listed building and conservation area***

The main visual alterations to the external appearance of the building would relate to the shop front and rear roof slope of the building.

#### Shop front

The shop front and fascia are not integral to the historic fabric or character of the building and as such no objection is raised to the principle of their removal. A small, high-level, window would be blocked up, and since this is a more recent addition, created by the blocking up of a previous doorway, it is not considered that this would be detrimental to any special features of the listed building. The replacement of the existing window and door are welcome alterations, although it will be necessary to agree to finer details, a matter which can be adequately secured by an appropriate condition requiring large scale drawings.

#### Rear roof slope

The Conservation Officer notes that dormer windows are very much a feature of Mere, and indeed, Boot Cottage has an existing dormer window in its front elevation. The existing, blank roof slope of the rear elevation is not considered to be such an important feature of the listed building so as to insist that it is kept as such, although any alterations to it will need to be of a suitable design and form, and relate appropriately to the existing roof structure. The number of dormers proposed and their scale are not considered excessive, and their design would not be untypical to such historic buildings in the area. Although the creation of the dormer windows would result in the removal of some sections of the roof rafters, it is not considered that this would affect the historic fabric of the building so much as to warrant refusal. The roof light proposed would be of a reasonably small size and would be of a 'conservation type', and would not have a significant impact upon the building's character. It will be necessary, however, to agree

to finer details of the proposed windows, a matter which can be adequately secured by an appropriate condition.

#### Internal alterations

The Conservation Officer has raised no objection to the proposed alterations to the interior of the building. It is noted some works to the interior of the building have started, prior to intervention by Enforcement Officers, although the Conservation Officer does not believe that any features of historic value were removed, and considers that the proposed alterations are not inappropriate and are generally satisfactory.

#### Other alterations

The replacement of modern doors in the side elevation of the building are welcome, although it will be necessary to agree to finer details, a matter which can be adequately secured by an appropriate condition requiring large scale drawings.

### **CONCLUSION**

Subject to conditions, the proposed internal and external works to the listed building are considered appropriate to the building's historic fabric and special features, and the character of the conservation area would be preserved/enhanced.

### **RECOMMENDATION**

#### **APPROVE**

#### **REASONS FOR APPROVAL:**

The proposed alterations would be acceptable in principle, and would not be detrimental to the character of the listed building or conservation area.

#### **And subject to the following conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the dormers hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
3. Before development is commenced, details of the new windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Detailed sections and elevations of all new windows shall be submitted to at least 1:5 scale, and large scale elevations of all new doors shall be submitted to at least 1:10 scale. Development shall be carried out in accordance with the approved details.

#### **The reason for the above condition is listed below:**

1. To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 ( 4) of the Planning and Compulsory Purchase Act 2004.
2. To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.



3. In the interests of the visual amenity of the building and locality, which is grade II listed and within a Conservation Area.

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

Policy CN3 Listed buildings  
Policy CN4 Change of use of listed buildings  
Policy CN5 Listed buildings  
Policy CN8 Conservation Areas  
Policy CN13 Shop fronts within Conservation Areas

**INFORMATIVE:-**

The applicant/developer is reminded that any alterations other than those hereby approved may be subject to further consent from the Local Planning Authority.

Application Number:	S/2006/2322		
Applicant/ Agent:	ELLIS FINNISS CONSULTANTS		
Location:	TODAYS SHOP 2 WATER DITCHAMPTON WILTON SALISBURY SP2 0HZ		
Proposal:	REPLACE EXISTING SHOP AND STORES (CLASS A1) WITH SINGLE 2 BED RESIDENTIAL DWELLING		
Parish/ Ward	WILTON		
Conservation Area:	WILTON	LB Grade:	
Date Valid:	9 November 2006	Expiry Date	4 January 2007
Case Officer:	Charlie Bruce- White	Contact Number:	01722 434682

### REASON FOR REPORT TO MEMBERS

Cllr Edge has requested that the application go before Committee since it would involve the loss of a local shop within Wilton.

### SITE AND ITS SURROUNDINGS

The site relates to a vacant grocery shop, and its associated stores, on Waterditchampton Road, near its junction with the A30. The site is within the Housing Policy Boundary and Conservation Area of Wilton.

### THE PROPOSAL

It is proposed to demolish the shop and stores, replacing them with a single dwelling.

### PLANNING HISTORY

05/1526 – Replace shop with 1 dwelling (W/D)  
 05/1527 – Demolition of existing shop & outbuildings (W/D)  
 05/2535 – CoU from A1 – A5 (REF)  
 04/2038 – Demolition of existing shop & outbuildings (REF)  
 04/1948 – Replace shop with 3 bed residential dwelling (REF)

### CONSULTATIONS

WCC Highways Officer – No objection (subject to conditions)  
 Conservation Officer – No objection

### REPRESENTATIONS

Advertisement	Yes	expiry 14/12/06
Site Notice displayed	Yes	expiry 14/12/06
Departure	No	
Neighbour notification	Yes	expiry 04/12/06

Third Party responses      1 letter of objection. Reasons include:

- Overdevelopment of plot
- Loss of light and privacy to neighbouring property
- Loss of local shopping facility

Town Council response      None received

## **MAIN ISSUES**

1. The acceptability of the proposal given the policies of the Local Plan;
  2. Character of the locality and amenity of the street scene;
  3. Vitality and viability of Wilton;
  4. Amenities of the occupiers of adjoining and near by property;
5. Highway considerations.

## **POLICY CONTEXT**

- Local Plan policies G1, G2, D2, H16, PS3, CN8, CN9, CN11, CN12, R2
- *Planning Policy Guidance 15: Planning and the historic environment*

## **PLANNING CONSIDERATIONS**

### ***Principle of development***

Policy G1(ii) seeks to promote the vitality and viability of local communities.

Policy PS3 seeks to retain local services which are both viable and central to the economic and/or social life of the settlement.

Policy E16 states that the change of use or redevelopment of premises for other (non-employment related) purposes will only be permitted where:

the proposed development is an acceptable alternative use that provides a similar number and range of jobs; or

the land or premises are no longer viable for an employment generating use; and/or

redevelopment of the site for a non-employment use would bring improvements to the local environment or conservation benefits that would outweigh the loss of local jobs.

In the first instance, it therefore needs to be demonstrated by the applicant that the premises are no longer viable as a local shop. Evidence provided by a marketing exercise can be used as a guide to assess the commercial viability of such a premises. Indeed the grocery store has been marketed for freehold sale from December 2004 to the middle of 2006. Information from this marketing exercise has been provided by *Goadsby & Harding* chartered surveyors on behalf of the applicant (see Appendix x for full report).

According to the statement the grocery shop business and premises were first marketed for freehold sale in December 2004 and were available as such until the middle of 2006. Advertisement was carried out via direct marketing, and the *Goadsby* website and their Business Transfer listings. Over a dozen parties are stated to have requested details of the business, although only two parties entered into further discussions. One of the interested parties progressed no further after apparently viewing previous accounts of the grocery shop. The second interested party, however, made an offer of £110,000 which was accepted by the applicant. This party was

interested in using the premises for the purposes of operating a fast food takeaway. Planning permission was sought at the end of 2005 to change the use of the premises from A1 to A3 (S/2005/2535), although this was refused and the offer subsequently fell through.

Whilst the marketing exercise does appear to be reasonably comprehensive, in terms of the period and extent of exposure, there remains a question over the appropriateness of the value that the applicant attached to the premises and business. Offers were sought in the region of £120,000, although the *Goadsby & Harding* statement appends a valuation report from an independent surveyor which places a market value of the premises as a grocery store at £60,000. In this respect, it therefore appears that the marketing exercise was not sufficient to establish the viability of the grocery store, since the market price attached to the premises could be considered as excessive for this use.

The *Goadsby & Harding* statement does mention that prior to the shop becoming vacant, turnover and profit from the business had been declining. However, none of the records from the accounts have been supplied, and there is no suggestion that the business was operating at a loss. It is therefore considered that the applicant has failed to demonstrate satisfactorily that the premises are no longer viable as a local shop. However, policies of the Local Plan could still potentially allow the change of use of such premises if it can be argued that it is not “central to the economic and/or social life of the settlement”.

Wilton is the largest village centre in the district, and provisional findings from an independent retail survey commissioned by SDC indicate that the foodstore/convenience uses on offer is limited for a centre of this size. Existing convenience retailers are limited to a small One Stop convenience store, a fruit and vegetable store and a bakery. At the same time, however, it is noted that the application site is situated outside of the established centre of Wilton, and that the premises is limited in terms of its size, age and condition. Whilst Wilton may therefore be relatively poorly served in terms of its foodstore/conveniences on offer, it is considered difficult to defend the assertion that this vacant grocery store on Waterditchampton Road is “central to the economic and/or social life of the settlement”.

### ***Impact upon visual amenity***

The existing buildings on site are of a poor quality and detract from the character of this part of the Conservation Area. The Conservation Officer confirms that the replacement dwelling would be a considerable visual improvement over the appearance of the existing shop and that it should enhance the Conservation Area. The size of the dwelling, although larger than the existing shop, would still be of a fairly modest size in relation to surrounding buildings. The restrictions of the plot have necessitated a dwelling which has its side facing the road. However, the side-to-the-road layout would mimic that of the adjacent building, and appropriate detailing has been incorporated onto this elevation to avoid the creation of a bland frontage. Other details on the dwelling would be appropriate to the character of the area, as would the proposed materials of a natural slate roof and red bricks. The Conservation Officer has requested further details relating to windows, doors, rainwater goods etc, which is considered reasonable in order to secure that the finish of the dwelling is of a high quality, appropriate to the Conservation Area.

### ***Neighbouring amenity***

The site of the proposed dwelling is tightly surrounded by neighbouring property, and therefore careful consideration will need to be given to the impact of the development

upon neighbour amenity. The proposed dwelling has been designed with first floor accommodation, although the height of the building has been kept as low as possible. The first floor accommodation would be in the roof of the building, lit by roof lights, which would not offer significant overlooking views of neighbours.

The owner of the property immediately to the rear of the site, 14 St John's Square, has objected to the scheme on the grounds that it would result in a loss of light to the property. The dwelling would have its gable end facing the rear garden of this neighbouring property, being 1.8 metres away from the boundary at its nearest point. At its highest point, the ridge of the dwelling would be 5.5 metres. Although there is a possibility that part of the garden of the neighbouring property could lose some direct sunlight during the latter hours of the day during the brighter months of the year, it is considered that bulk of the dwelling is not so great that it would result in such an overbearing or overshadowing effect so as to warrant refusal.

The owner of the neighbouring dwelling has also raised concerns regarding the boundary treatment, although this is a matter which can be adequately secured through an appropriately worded planning condition.

### ***Highways implications***

A dwelling of the size proposed might normally be required to provide up to 2 off-street parking spaces. Due to the limited size of the plot, only one off-street parking space has been proposed. Since the site is situated within a settlement which offers a range of services and reasonable access to public transport, and that there were no parking facilities provided for the site when it was a shop, it is considered that the proposed parking provision is satisfactory. Although recognising that vehicles would have to reverse in/out of the site to access the parking space, the WCC Highways Officer does not wish to sustain an objection, due to the presence of an existing similar such parking space on the site.

### **CONCLUSION**

The replacement of the shop with a new dwelling would not be significantly detrimental to the vitality and viability of Wilton, and would enhance the character of the Conservation Area whilst maintaining highways safety and a reasonable level of amenity to neighbours.

### **RECOMMENDATION**

#### **APPROVE**

#### **REASONS FOR APPROVAL:**

The replacement of the existing shop with a new dwelling is considered to be acceptable in principle, and would not be significantly detrimental to the vitality and viability of Wilton, and would enhance the character of the Conservation Area whilst maintaining highways safety and a reasonable level of amenity to neighbours.

#### **And subject to the following conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Before development is commenced, a schedule of external facing materials shall be submitted, and, where so required by the Local Planning Authority, sample panels of

the external finishes shall be constructed on the site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

3. Before development is commenced, details of the new windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Detailed sections and elevations of all new windows shall be submitted to at least 1:5 scale, and large scale elevations of all new doors shall be submitted to at least 1:10 scale. Development shall be carried out in accordance with the approved details.

4. Before development is commenced, details of the lantern shall be submitted to and approved in writing by the Local Planning Authority, including detailed elevations to at least 1:20 scale. Development shall be carried out in accordance with the approved details.

5. Cast iron or cast aluminum rainwater goods shall be used on the approved development, details of which shall have been submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of development.

6. No development shall take place until details of the proposed means of landscaping have been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

7. Before the first occupation of the dwelling hereby approved, details of the proposed means of enclosure for the boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details before the first occupation of the dwelling.

8. Other than those hereby agreed, there shall be no further windows inserted at first floor level into the dwelling hereby permitted.

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

**The reason for the above condition is listed below:**

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

2. To secure a harmonious form of development.

3. In the interests of the visual amenity of the area.

4. In the interests of the visual amenity of the area.

5. In the interests of the visual amenity of the area.

6. In the interests of the visual amenity of the area.

7. In the interests of visual and neighbouring amenity.

8. To ensure adequate privacy for the occupants of neighbouring premises.

9. In the interests of visual and neighbouring amenity.

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

Policy G1	Sustainable development
Policy G2	General Development Guidance
Policy D2	Infill development
Policy H16	Application of Housing Policy Boundaries
Policy PS3	Community facilities
Policy CN8	Conservation Areas
Policy CN9	Conservation Areas
Policy CN11	Conservation Areas
Policy CN12	Conservation Areas
Policy R2	Provision of recreational open space

Application Number:	S/2006/2354		
Applicant/ Agent:	WOOLLEY & WALLIS		
Location:	WESTFIELD PARK CATHERINE FORD ROAD DINTON SALISBURY SP3 5BT		
Proposal:	VARY CONDITION 2 OF PLANNING PERMISSION S/2002/1169 TO ALLOW CONTAINERS TO BE STACKED 3 HIGH OUTSIDE BUILDING 386-38		
Parish/ Ward	DINTON		
Conservation Area:		LB Grade:	
Date Valid:	14 November 2006	Expiry Date	9 January 2007
Case Officer:	Mr W Simmonds	Contact Number:	01722 434541

#### REASON FOR REPORT TO MEMBERS

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

#### SITE AND ITS SURROUNDINGS

Westfield Park is an approximately 19.5 hectare site occupying the area to the south of the B3089 Hindon Road in Dinton, between Catherine Ford Road to the east and Bratch Lane to the west, and is within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty

The site was formerly RAF Baverstock prior to planning approval being granted in 1999 for the change of use of 14 former military buildings to B8 storage and one building to B1 office use, whereby Westfields Ltd began operating from the site providing storage within the 14 buildings. The planning consent was subsequently amended in 2001 and 2002 to allow the use of two areas of hardstanding for the storage of vehicles and flower pots, and to allow ancillary operations on the former rail transfer area towards the south east of the site.

#### THE PROPOSAL

The application seeks to vary Condition 2 of planning permission S/02/1169 to allow containers to be stacked 3 high outside buildings 386 to 389. The application also proposes an extension to the hatched area (referred to as area C in the previous consent) on which trailers may be stored.

#### PLANNING HISTORY

79/360	Deemed app – Car park for council residence & alteration of access on land adjacent to rear of Catherine Ford Road.	A	25.10.79
88/477	18/84 Fire protection measures.	A	8.6.88
88/1540	18/84 New offices – Baverstock Building B86.	A	21.9.88
99/1280	CoU of 14 buildings to class B8 and one building to class B1. AC		16.10.00
01/1660	Section 73 application to vary condition 4 to planning permission S/99/1280 to permit the use of two hard standing areas for outside Storage of vehicles and flower pots.	AC	11.10.01



02/1169	Section 73 application to vary condition 1 to planning permission S/01/1660 to allow ancillary operations outside building on the area marked C (Hatched blue)	AC	24.09.02
05/0269	Retrospective – Retention Of Existing Earth Bunds	AC	07.04.05
06/1886	Vary Condition 1 of planning permission 02/1869 to allow storage of trailers outside building 385	AC	07.12.06
06/2145	Retention of 4 portable offices and 1 portable toilet block	AC	07.12.06

## CONSULTATIONS

WCC Highways - Opposes the proposal on the basis of “concern regarding the cumulative effect of traffic resulting from the further similar outside storage uses for which a precedent would be set, and also the full potential use of the existing covered storage space”.

SDC Environmental Health – “There have recently been some noise complaints associated with this site, but I do not consider this variation will have any impact on the nearby residential uses.”

Railtrack SW – No response

SW Regional Development Agency – No response

SDC Planning Enforcement – The application is partly retrospective, the applicants have informally indicated they may be willing to ‘surrender’ areas of permitted external storage elsewhere on the site in return for increased container storage.

## REPRESENTATIONS

Advertisement	No	
Site Notice displayed	Yes	expiry 21/12/06
Departure	No	
Neighbour notification	Yes	expiry 06/12/06
Third Party responses	Yes :	

- Seventy one letters and emails objecting to the application on grounds including adverse impact on visual amenity within the AONB, increased traffic through Dinton causing congestion, noise and disturbance, alleged damage to road surfaces, noise from vehicles within the Westfields site causing disturbance to nearby residents during weekends & goods vehicles creating pollution and a road safety hazard in the surrounding area.

- One representation was received from the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty AONB Group opposing the proposal on grounds of detriment to the AONB.

- Teffont Parish Council also submitted a letter mentioning their concerns in respect of the impact of heavy lorries on Teffont Bridge, and requested that Wiltshire County Highways were informed of this local concern.

Parish Council response Yes – Opposed to the application on grounds of the generation of increased traffic movements and increase of traffic movements within the site leading to additional noise, pollution and disturbance to local residents.

## MAIN ISSUES

Impact on the Rural Environment  
 Impact on AONB (Landscape Considerations)  
 Impact on Highway safety  
 Impact on neighbour amenity

## POLICY CONTEXT

Policies G2 (General Criteria for Development), C1 & C2 (The Rural Environment) & C5 (Landscape Conservation)

## **PLANNING CONSIDERATIONS**

The application seeks consent for the variation of Condition 2 to planning permission S/2002/1169 to increase the area on which containers can be externally stored, and to increase the height to which they can be stored from 2 high to 3 high.

The Condition states;

“No containers shall be stacked more than 2 high (one on top of another).”

The reason for the Condition is;

“In the interests of visual amenity.”

### Impact on the Rural Environment and AONB (Landscape Considerations)

Policies C1 and C2 of the adopted local plan relate to the rural environment of the district. Policy C1 states the District Council will endeavour to protect, restore and improve the natural beauty and amenity of the District, Policy C2 states that development in the countryside will be strictly limited and will not be permitted unless it would benefit the local economy and maintain or enhance the environment.

Policy C5 is specific to the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and seeks to ensure that development is sympathetic with the landscape of the AONB, and standards of landscaping and design are high. Regard should also be had to the social and economic well-being of the area.

It is considered that, subject to;

- i). the area authorised for container storage remaining the same as prescribed under planning reference S/02/1169 (and not extended to the north east as shown on the application documentation), and
- ii). the area of storage in which containers are permitted to be stacked three high being restricted to those areas immediately behind buildings 386, 387 & 388, that, by reason of the existing screening around the area in which the containers are stored (including that screening provided by the existing storage buildings immediately adjacent to the authorised container storage area), the proposed development would not be conspicuous within the wider landscape and is thereby not considered to be out of sympathy with, or to have an adverse impact on, visual amenity within the landscape of the AONB in general or of the particular locality.

### Impact on Highway Safety

Notwithstanding the numerous concerns of local residents in respect the wider issues of traffic congestion, highway safety and the unsuitability of local roads for use by large numbers of heavy goods vehicles etc. resulting from activities at the site, and the Highways officer's objection to the proposed development, it is considered these concerns do not constitute a reason for refusal for the proposed development in the case of this application, particularly as the proposal relates to an existing authorised use that will not generate significant additional vehicle movements to and from the site, and, being an existing use, does not present an issue of precedent as expressed in the concerns of the Highways officer.

### Impact on Neighbour Amenity

By reason of the existing screening around the area in which the containers are stored (including screening provided by the existing storage buildings immediately adjacent to the container storage area), the proposed development (as amended by points (i) and (ii) above) is not considered detrimental to the visual amenity of neighbouring residents, and by reason of the limited increase in vehicle movements likely to be generated within the site is not considered likely to result in an unreasonable increase in noise or disturbance to neighbouring residential occupiers from a planning standpoint.

## **RECOMMENDATION**

That the Committee confers the delegated authority to the Head of Development Services to **approve** the application, following the submission of amended plans to;

- a) cover that the area authorised for container storage remains the same as prescribed under planning reference S/02/1169 (and not extended to the north east as shown on the application documentation)
- b) the area of storage in which containers are permitted to be stacked three high is restricted to those areas immediately behind buildings 386, 387 & 388
- c) remains no more than stacked two high in all other areas in which the storage of containers is authorised. With the above two points being a Condition of the approval.

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

No Observations