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# REPORT

**Report Subject :** External Storage in Local Needs Affordable Housing in rural areas  
'Exceptions' sites

**Report to :** WESTERN AREA COMMITTEE

**Date :** 22 January 2009

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## EXTERNAL STORAGE IN LOCAL NEEDS AFFORDABLE HOUSING IN RURAL AREAS 'EXCEPTIONS' SITES

### 1. Report Summary:

The above sites are permitted under 'saved' policy H26 of the adopted Salisbury District Local Plan and are located in places where planning permission would not otherwise have been given on the edge of villages to meet a demonstrated local need.

Often these sites are located in sensitive landscape areas such as the Cranborne Chase and West Wilts Downs Area of Outstanding Natural Beauty or adjoining a conservation area. .

This can result in an impact on the landscape and a balance may have to be reached between aesthetic considerations and the 'affordability' of the dwellings in terms of hard landscaping, boundary treatments, materials and provision of garden storage.

This report deals specifically with the issue of external garden storage and is for members' information.



Awarded in: 1  
Housing Services  
Waste and Recycling Services



## 2. Background

This matter has arisen as a result of the provision of smaller sheds than those permitted under s/2006/2208 at Dalwood Close Dinton.

Cllr Parker has expressed his concern that as a result of the provision of smaller sheds, the tenants of these affordable houses may have to provide extra external storage at their own expense.

However, the 'fallback' position is that the dwellings could have been occupied with no sheds provided at all since an applicant is under no obligation to complete a planning permission unless there is a condition requiring this to take place within a specified timescale. In this case there was no such condition.

Owing to the landscape sensitivities of the site a condition which withdrew permitted development rights was imposed. For that reason the 'new' smaller sheds required planning permission to regularise them. This was done under s/2008/1888 which was granted under delegated powers, there being no material planning reasons to refuse the application. To safeguard the aesthetics of the development a revised condition withdrawing permitted development rights was imposed. This is worded to permit the original sheds to still be built without a further planning application.

- Relevant Housing policies

SDC has no policy requirement for external storage to be provided in such development.

The Housing Corporation does have such a requirement at para 1.1.1.11 in the document 'Scheme Development Standards', the relevant page of which is attached as an appendix, but this does not specify a size.

Another consideration for the RSLs is the scheme cost

- Planning policies -

The relevant planning policy for such storage is in relation to the provision of covered cycle storage in appendix VI to the adopted Salisbury District Local Plan. This requires:

Housing	2 covered spaces per unit (2m x 1.5m), either additional space within a garage or elsewhere within the curtilage of the property.
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and is not very specific.

## 3. How to address the matter in the future:

If there is an aesthetic/landscape concern about a proliferation of garden structures in a sensitive area, then the way forward is for those structures to be designed as an integral part of the scheme and for a condition to be imposed requiring their provision before the occupation of the dwellings. There must be sound planning reasons for this and it will not be applicable in every case. However as a requirement of the HC it is known to all RSL's of the need to provide storage.

All sites would have to be looked at on a case by case basis, as some gardens would be larger than others and this in terms of the chosen size of shed and layout may also affect prominence

issues. There will not be a standard size shed for these reasons and if an integral part of a scheme, the dimensions and materials can be agreed as part of a S106 or a condition.

#### **4. Recommendation(s):**

That the report be noted.

#### **5. Background Papers:-**

Appendix 1 – HOUSING CORPORATION SCHEME DEVELOPMENT STANDARDS 5<sup>TH</sup> EDITION - page 8

Applications s/2008/1888 and s/2006/2208

#### **6 Implications:**

- **Financial: none**
- **Legal: none**
- **Human Rights Checklist**
- **Personnel: none**
- **Climate Change: none**
- **Councils Core Values: protecting the environment**
- **Wards Affected: Fonthill and Nadder.**

**.1 External environment**

**1.1.1 Location, site layout and building orientation should provide a convenient, safe and attractive environment which provides visual and acoustic privacy.**

**Tests of compliance — essential items:**

1.1.1.1 Location convenient for:

- healthcare facilities/doctor's surgery?
- local retail — food and general?
- post office and public telephone?
- automatic banking machine/bank?
- pre-school/nursery/primary school/secondary school?
- play facilities: 5–12 year olds and over 12 year olds?
- park/public open space?
- public transport: bus, tram, train, or underground?
- major commercial centre?
- leisure/sports facilities?

1.1.1.2 Development integrated with the surrounding streets, area and aspects?

1.1.1.3 Aesthetically the buildings are compatible with and/or enhance the environment?

1.1.1.4 Clear delineation of public space, community space and private space?

1.1.1.5 Public spaces within the project connected via clear well lit paved routes?

1.1.1.6 Orientation and dwelling grouping enhances occupant privacy and noise protection?

1.1.1.7 Refuse areas convenient, accessible, robust and inconspicuous

1.1.1.8 Appropriately located play areas suitable for a range of age groups are provided?

1.1.1.9 Suitable and sustainable soft and/or hard landscaping areas provided?

1.1.1.10 Suitable hard paved drying area with firm even access and drying facilities provided?

1.1.1.11 Lockable external stores/sheds provided for dwelling occupants?

1.1.1.12 A canopy, porch or recess (with illumination) provides shelter to the dwelling main entrance?

1.1.1.13 Housing Quality Indicators (HQI) assessments carried out and data submitted to [www.hqiuk.com](http://www.hqiuk.com)