

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING COMMITTEE

WESTERN AREA – 30/10/03

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

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

ITEM NO	APPLICATION NO OFFICER	LOCATION	REC	PARISH / WARD	PAGE NOS	WARD & COUN- CILLORS	NOTES
1	SV S / 2003 / 1502 Mrs J Howles	JAMES BROS CHALDICOTTS FARM SEMLEY	REF	SEDG	2-7	KNOYLE Councillor Couper	
2	S / 2003 / 1681 Mrs E Milton	MR MARK LOLE HIGH STEPS HIGH STREET HINDON	REF	HIND	8-9	KNOYLE Councillor Couper	
3	S / 2003 / 1859 Miss L Flindell	MR & MRS M J ANDREWS CROW LANE SITE ADJ CHURCH COURT CROW LANE WILTON	REF	WILT	10-12	WILTON Councillor Edge Councillor Brown-Hovelt	
4	S / 2003 / 1628 Mr O Marigold	MR ANDREW HOLDER 43A RUSSELL STREET WILTON	APP	WILT	13-15	WILTON Councillor Edge Councillor Brown-Hovelt	

5	S / 2003 / 1663 Mrs J Howles	WILLTON HOMES LTD LAND ADJOINING - FORGE COTTAGE CHILMARK	A106	CHIL	16-20	FONTHILL & NADDER Councillor Mrs Willan
6	S / 2003 / 1714 Mr S Llewelyn	SANDROYD SCHOOL TRUST LIMITED SANDROYD SCHOOL RUSHMORE PARK TOLLARD ROYAL	APPC	BEJO	21-27	DONHEAD Councillor Cole-Morgan
7	S / 2003 / 1715 Mr S Llewelyn	SANDROYD SCHOOL TRUST LIMITED SANDROYD SCHOOL RUSHMORE PARK TOLLARD ROYAL	APPC	BEJO	28-32	DONHEAD Councillor Cole-Morgan
8	S / 2003 / 1718 Mr O Marigold	MR & MRS J BANNISTER 1 ST. MARTINS CLOSE BARFORD ST. MARTIN	APPC	BASM	33-34	FONTHILL & NADDER Councillor Mrs Willan
9	S / 2003 / 1801 Mrs E Milton	THE TRUSTEES OF LORD SEYMOUR'S 1971 SETTLEMENT BRADLEY HOUSE KINGSTON LANE MAIDEN BRADLEY	APPC	MAID	35-37	WESTERN & MERE Councillor Jeans Councillor Mrs Spencer
10	S / 2003 / 1892 Miss L Flindell	MR & MRS R TOWNSEND BROOKWAY HOUSE TISBURY ROAD FOVANT	APPC	FOVA	38-41	TISBURY & FOVANT Councillor Mrs Green Councillor Hooper
11	S / 2003 / 1923 Miss A Rountree	MR & MRS J RIDOUT LANGLANDS HUGGLERS HOLE SEMLEY	APPC	SEDG	42-42	KNOYLE Councillor Couper
12	SV S / 2003 / 1946 Miss L Flindell	MR & MRS J MIDDLETON COTSWOLD CREST SUTTON HILL SUTTON MANDEVILLE	APPC	SUTT	44-46	TISBURY & FOVANT Councillor Mrs Green Councillor Hopper

AGENDA ITEM – EXEMPT ITEM – SITE IN LUDWELL (**SV**)

END OF LIST

Schedule Of Planning Applications For Consideration

In The following Order:

Part 1) Applications Recommended For Refusal

Part 2) Applications Recommended for Approval

Part 3) Applications For The Observations of the Area Committee

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

ABBREVIATIONS USED THROUGHOUT THE TEXT

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

Part 1

Applications recommended for Refusal

App.Number	Date Received	Expiry Date	Applicant's Name
Ward/Parish	Cons.Area	Listed	Agents Name
Proposal			
Location			

1	Case Officer Mrs J Howles	Contact No 01722 434379	1
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S/2003/1502	17/07/03 12:04:20	11/09/03 12:04:20	JAMES BROS
SEDG			ANTHONY CHARLES SOUTHEY RIBA
Easting: 387997.4	Northing: 127256.9		

PROPOSAL:	FULL APPLICATION -CONVERSION OF FARM BUILDINGS (UNITS 3,4,5,6 & 7) TO B1 USE UNITS 8,9 & 10 TO B1/B8 USES. CONVERSION OF UNIT 1 TO B1/A1 USE UNIT 2 TO RESIDENTIAL/B1 USE ALTERATIONS TO VEHICULAR ACCESS
LOCATION:	CHALDICOTTS FARM SEMLEY SHAFTESBURY SP7 9AW

REASON FOR REPORT TO MEMBERS

Councillor Couper has requested that this item be determined by Committee due to:

- the prominent nature of the site
 - the interest shown in the application
 - the controversial nature of the application
- & requests a site visit

SITE AND ITS SURROUNDINGS

A complex of farm buildings situated on a slight rise opposite the junction of Station Road with the C 62 at Semley. This includes a number of traditional greensand buildings – mainly single storey, a wooden granary on staddlestones in poor external repair, a dilapidated cart shed and two modern portal frame buildings – one concrete framed one steel framed and a below ground slurry store.

Tokes lane runs to the east of the site, but the site is only visible from that road close to its junction with the C 62. However from the west, the site is extremely visible, especially the more modern buildings. The land hereabouts has an open character with strips of common either side of the road.

The site lies within the AONB.

The C62 between the site and the A350 is of generally adequate width for two cars to pass.

THE PROPOSAL

To convert the buildings to commercial uses (including 1 live/work unit).

This is not a diversification project – the farming use has ceased.

The proposals are as follows:

Unit 1 – Convert & alter as shop & post office

Unit 2 Conversion to Live /work unit

Unit 3 conversion of staddle barn to office – to include showers for cyclists

Unit 4 /5/6 /7 Conversion to B1

Unit 8/9/10 B1 or B8 use.

Upgrading of an existing field access to provide a road across the field to the west to access units 8,9 & 10.

Hard surfacing within site and use of former slurry store for car parking.

Screen planting to the west of the site.

PLANNING HISTORY

Unit 9 was built as a cattle building under 98/1289. (Concern was expressed at the time about landscaping.)

94/930 – below ground slurry store

CONSULTATIONS

WCC Highways - None received

WCC Planning - the site is less than ideal on sustainability grounds, considers proposal to be contrary to Structure plan policy DP1 (3) and DP15 in that it does not minimise the need to travel and development in the countryside should be strictly controlled.

If proposal does enhance the appearance of the locality then will conform with C8. If SDC are satisfied that it will lead to an improvement in the appearance of the site would have no objections.

North Dorset DC - No objection. Have policy confining major development to towns but Shaftesbury is pretty well full and it will be some time before the development on its eastern side comes on stream .

Environmental Health - None received

Economic Development Officer – Difficult to assess demand for rural properties. Light industrial units not exceeding 3000sq ft are the optimum for the market. Demand for office space is around 500sq ft. Commercial rental market is slightly depressed and is size and price sensitive.

Wessex Water Authority - Not in sewered area. Water main available

Environment Agency - May require consent to discharge . Soakaways will be preferred option for SW drainage if they work. During construction stage measures should be taken to minimise pollution.

REPRESENTATIONS

Advertisement Yes Expiry 21/08/03

Site Notice displayed Yes/ Expiry 21/08/03

Departure No

Neighbour notification Yes Expiry 8/08/03

Neighbour response Yes - 14 'circular' letters of support (i.e. all the same) & 7 other letters of support on the following grounds : sympathetic to local surroundings, buildings would otherwise fall into decay, proposed location for shop is centrally situated between the two parts of the village , shop will be within walking distance of station road, will lead to decrease in milk tankers, will be advantageous to local community.

Parish Council response Support subject to conditons- wish to make the following points:

Screening -needs to be fast growing

HGV's- concern that hours of vehicle movements should be restricted and they should not be parked by the existing access.

B1 & B8 uses should be restricted to inside the buildings.

Shop – existing shop is better located within the village. Condition of building would not comply with conversion policies.

Withdrawal of ag. PD rights on the applicant's remaining land.

Should be tied to all remain in one ownership.

Would oppose B2 uses.

MAIN ISSUES

Strategic employment Location

Planning policy in relation to conversion of buildings
Sustainability & the proposed uses
Visual impact in AONB. – does it perpetuate a rural eyesore?
Whether local highway network is adequate and would not be adversely affected by increased traffic.
Whether there is adequate parking
Intensity of use
Drainage
Wider policy & AONB issues

POLICY CONTEXT

G1,G2, C1,C2,C4,C5 C22,E20,C21,R2 adopted Salisbury District Local Plan
DP15, DP1 Wilts Structure Plan.
PPG13 – draft PPS7

PLANNING CONSIDERATIONS

Strategic employment Location

Shaftesbury is the nearest town but lies within North Dorset DC area who have no strategic objection to this proposal as employment sites in Shaftesbury are full.

It will not therefore affect the viability of the nearest town. However, there is no practicable public transport available and therefore this is not a sustainable location for a major employment use and is contrary to DP1 of the Structure Plan and G1 of the adopted Salisbury District Local Plan

Planning policy in relation to conversion of buildings

The proposal is a re use of redundant agricultural buildings – not a new employment site per se. Policy C22 aims to reutilise such buildings for employment purposes. It states:

The change of use of buildings in the open countryside to alternative uses will be permitted, subject to the following criteria;

- (i) the existing building is not the 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;*
- (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; and*
- (iv) the proposal does not involve additional development or require future extensions which would not be permitted under the policies of this Local Plan;*
- (v) the proposal will not prejudice the vitality of a nearby town or village*

Where the proposal is for a mixed business/residential use, the residential element will be expected to be ancillary to the business use. Where the proposal is for full residential use, the council will require the applicant to demonstrate that every reasonable attempt has been made to secure a suitable business or community re-use. The Council will seek, wherever possible, the removal of structures that are temporary and of insubstantial construction.

The site contains a variety of buildings. Units 2, 4,5,6 &7 are all of substantial vernacular construction and would convert easily to the uses proposed for them. This element of the proposal is therefore consider to comply with policy.

Unit 1 is in very poor condition. It is a dilapidated open fronted cart shed. It is considered that the 'conversion' of that building would require substantial reconstruction and does not therefore comply with criterion (ii)

Unit 3 is an attractive staddle barn in poor condition. Whether it could be converted is debatable. However, it makes a contribution to the collective grouping of the farm buildings and the proposal to reuse it, is, on balance acceptable. Its position on staddlestones is likely to require ramped access and so further details of how this conversion could be achieved would be required before any development commenced.

Units 8,9 & 10 are modern farm structures. Unit 9 is recent – having been granted permission in 1998 for agricultural purposes. The proposal is to reuse it for B1 & B8 uses. It is currently occupied (in breach) by a B8 user. This is a local firm who are using this and unit 10 for storage whilst they construct their own building. As a temporary use, because of its links to local employment this use could be acceptable subject to a temporary and personal permission,

however, this barn is very visually obtrusive and therefore does not comply with criterion (iii) for longer-term use. Ideally, it should be removed. It is of steel frame construction and so is capable of dismantling for use on a farm elsewhere.

The proposal involves a belt of landscaping to try and conceal this building from the west from which it is very obtrusive, but the proposed trees will in themselves be intrusive and alien in the open landscape (with common alongside the road) which is a feature of this locality. It is therefore considered that this element of the proposal is unacceptable. Similar considerations apply to the older concrete framed unit 10. This is not in good condition and repairing it would only perpetuate a rural eyesore.

Sustainability & the proposed uses

The shop is less well located than the existing (which is closed) in terms of residents within walking distance though it has to be said that Station Road will be within walking distance albeit along a road with no footways. It is likely, however, that most shoppers would come by car. It is unlikely to affect the viability of the village; save that it will lessen any chance of the existing shop reopening. Currently any change of use proposal for the existing shop would be subject to PS3. If this new shop were providing an alternative that policy would not apply.

The live/work unit is a sustainable proposition providing that it is conditioned so that the work place dominates (i.e. by restricting the occupancy of the dwelling).

The site is not served by public transport and so it is likely that most people employed in the proposed units will come by car. To mitigate this cycle parking and showers can be provided and a green travel plan formulated to encourage car sharing. This can be addressed by condition.

The current use of building 9 is by a local firm who require temporary additional accommodation. This is considered to be sustainable in the closeness of the linkages between the sites.

Visual impact in AONB. – does it perpetuate a rural eyesore?

The site contains a number of traditional buildings which merit retention. This cannot be said, however for buildings 9 & 10 which are very obtrusive in the landscape. Their effect will be worsened by the proposal to put a road through the adjoining field to the west (this is already an unofficial track) which will extend the curtilage of the farm into the open fields and will itself be an obtrusive feature. The existing access to the east of the farmhouse currently serves these buildings too and therefore there would appear to be no need for the additional access. Its only purpose would seem to be to enable the site to be subdivided. This element of the proposal should be resisted.

The applicants propose to plant a tree screen. This will take some time to grow and will, in itself be a prominent feature in a landscape, which is currently very open in character.

It is therefore considered that the reuse of buildings 9 & 10 is contrary to C22 and also to C5 in that the siting and scale of these buildings are not sympathetic to the AONB.

Policy C5 does, however, have regard to the social and economic well being of the area. For that reason a restriction to the current local temporary user could be acceptable under this policy.

Whether the local highway network is adequate and would not be adversely affected by increased traffic.

The site is served by a C class road and lies close to the A350 - a north-south lorry route. The C 62 is not wide enough for 2 HGVs to pass all the way between the site and the A350, but in the main it is of adequate width for 2 cars to pass. An increase in HGV traffic could lead to overrunning onto the common.

In the opposite direction (towards Semley village) the roads are inadequate for heavy traffic. The applicants have detailed the farm traffic that formerly used the site but the milk tanker still uses the road because it serves other farms. The tractor traffic relates to the surrounding land too. This will be farmed by others and therefore served from other farms. This traffic will be relocated rather than cease entirely.

Building 9 is large and well suited to B8 use – however, the road network in the locality is unsuited to large vehicles and therefore this is not an ideal use for this site. The current user who has local links is possibly acceptable for that reason but the route taken over the fields by heavy traffic is not.

Whether there is adequate parking

There is ample space for parking on site and the levels shown are acceptable. In order to safeguard their use a condition would be necessary to prevent outside storage.

Intensity of use

This again, raises issues relating to traffic movements and since this is a speculative proposal it is difficult to assess. However, the farm house is not included within the application site and therefore any uses proposed will have an impact upon it. Therefore no B2 uses are proposed but traffic movements from the site would have some impact and it may be necessary to restrict the hours of these. If the farmhouse were included and tied to the proposed business/light industrial uses then the development would be more sustainable.

Drainage

The site is on clay. A treatment plant is proposed for foul drainage. The applicants envisage the output will be below the consent to discharge threshold.

A positive surface water drainage scheme will be required as soakaways may well be ineffective in this location. This could be achieved by condition.

Wider policy & AONB issues

The General Principles of the SDLP are as follows:

In considering the pattern of future development within the District the Council supports a sustainable form of land-use. The District Council wishes to enhance the quality of life for existing and future residents, and seeks to achieve a pattern of development which reduces the need to travel by private car and encourages increased use of public transport, cycling and walking. It must however be recognised that Salisbury District is a large rural area with a number of small communities. It is important to ensure that the vitality and viability of these communities are maintained, or if possible enhanced, within the overall context of conserving the natural environment and cultural heritage of the District.

Policy G1 states:

In accordance with the principles of sustainable development, priority will be given to ensuring that development proposals:

- (i) achieve an overall pattern of land uses which reduce the need to travel and support increased use of public transport, cycling and walking;*
- (ii) promote the vitality and viability of local communities;*
- (iii) conserve both the natural environment and cultural heritage of the District; and*
- (iv) make effective use of land in urban areas, particularly on previously developed sites.*

This is not a farm diversification project. The farming use has ceased and the farmhouse is not included within the proposal, which will have some effect on its residential amenities. The site is not well suited to an employment use by virtue of its rural location away from the main body of any village and the lack of alternative transport to the private car. Its contribution to the rural economy is therefore difficult to judge although the proposal for a shop will benefit the local community which currently has no such facility.

However, this is a conversion project and must be considered under policies E20 and C22 . Both refer to the bulk, scale and general design of buildings being in keeping with their surroundings and not visually intrusive. This site contains two very visually intrusive buildings. . These are no longer required for farming purposes. To perpetuate their life by converting them to other uses would be undesirable in terms of the visual quality of the AONB. Furthermore, the likely increase in heavy vehicle traffic they could attract could be detrimental to the environment of the wider locality).

CONCLUSION

There are elements of this proposal that have lot to commend them such as the conversion of the traditional buildings on the site to employment uses and a live/work unit, and the project, in particular the provision of a shop has much local support.

Currently 2 of the buildings provide useful temporary storage for a local employer.

However, in the wider context and in the long term the proposal as submitted would perpetuate the retention of buildings which are unduly intrusive in the AONB . It would also intrude into open fields

(by reason of the new access) and create yet another industrial estate in Semley. Its proximity to the existing house could cause future conflict if in separate ownership; as submitted it is not included within the site and therefore is not proposed to be retained as an entity as suggested by the Parish Council.

The provision of a shop in a less sustainable location than the existing (closed) shop raises issues in relation to policy PS3 and the effect upon the viability of the village. The building proposed to be used for shop purposes is in too poor a condition to convert without substantial reconstruction.

If the application were recommended for approval, there are a number of issues which would need to be conditioned or subject to a legal agreement, R2, surface water drainage, hours of use, type of use , external lighting which ,should the application be refused will need to be included as reasons for refusal so that the issues are resolved at any future appeal.

RECOMMENDATION: REFUSE for the following reasons:

(1) The proposal is considered to be detrimental to the visual and natural qualities of the landscape of the designated Cranborne Chase and West Wilts Downs AONB in that it would encroach into open fields and perpetuate the retention of large obtrusive buildings whose justification for agricultural purposes is no longer applicable . The proposal is therefore considered to be contrary to policies C1,C2,C4, C5 and G1 of the adopted Salisbury District Local Plan.

(2) The proposal is considered to be contrary to policies E20 , C22 and G2 of the adopted SDLP in that some of the buildings proposed for conversion are visually intrusive and out of keeping with their surroundings. , at least one will require substantial reconstruction, the access would be a visual intrusion into open fields ,and information has been submitted for the Local Planning Authority to be satisfied that the proposal would not have an adverse impact on the character of the surrounding countryside by reason of traffic generation nor on the environment of the existing farmhouse.

(3) The proposal is contrary to policy R2 of the adopted SDLP in that it makes no provision for recreational open space in connection with the live/work unit proposed.

(4) Insufficient information has been submitted for the Local Planning Authority to be satisfied that the development could be satisfactorily drained of surface water without an adverse impact on the locality contrary to policy G5 of the adopted Salisbury District Local Plan

(5) The proposal is considered to be contrary to the aim of a sustainable development pattern as embodied in policy G1 of the adopted SDLP and DP1 of the Wiltshire Structure Plan and PPG13 in that it is located in open countryside in a location that does not minimise the need to travel and where there is no practicable public transport .

(6) Insufficient information has been submitted for the Local Planning Authority to be satisfied that the proposal would not cause light pollution in the open countryside.

INFORMATIVE:

It is considered that reason 3 could be overcome by the submission of a unilateral agreement and commuted sum in respect of recreational open space.

It is considered that reasons 4 & 6 could be overcome by the submission of appropriate schemes.

NOTES:

S/2003/1681	06/08/03	01/10/03	MR MARK LOLE
HIND	HIN	II	
Easting: 391071.6	Northing: 132802.6		

PROPOSAL:	LISTED BLDG (WKS) -TO INSERT A VELUX WINDOW IN ROOF AT THE REAR OF THE PROPERTY
LOCATION:	HIGH STEPS HIGH STREET HINDON SALISBURY SP3 6DR

REASON FOR REPORT TO MEMBERS

Contrary to PC's recommendation

SITE AND ITS SURROUNDINGS

High Steps is one of three 18th century cottages in a row. It has English bond brick with limestone quoins and footings, a tiled hipped roof and brick stacks. It has a 16-pane sash window on the ground floor, having clearly been a shop at one time. It was listed grade II on the 6 July 1987. It is on the High Street and within the Hindon Conservation Area. The property occupies a prominent position in the street.

THE PROPOSAL

The proposal is for the insertion of a velux window on the rear elevation of the property.

PLANNING HISTORY

84/854 Provision of new dormer window and rooflight to existing attic room at rear.

CONSULTATIONS

None

REPRESENTATIONS

Advertisement	Yes – Expired 4.9.03
Site Notice displayed	Yes – Expired 4.9.03
Departure	No
Neighbour notification	Yes – Expired 28.8.03
Neighbour response	No
Parish Council response	Yes – No objection

MAIN ISSUES

Effect upon the character of a listed building and character and appearance of Hindon Conservation Area.

POLICY CONTEXT

CN3 and CN8 of the Replacement Salisbury District Local Plan.

PLANNING CONSIDERATIONS

Effect upon the Character of the Listed Building

The rear roof slope of High Steps is steeply pitched and already contains one Velux rooflight serving a bedroom. The addition of a further rooflight will 'clutter' the rear slope and detract

from the simple character of the roof. PPG 15 acknowledges that rooflights are not detrimental in certain circumstances (for example on catslide roofs and outbuildings) however they are not considered acceptable on "prominent roof slopes". It is considered that this is a prominent roof slope within the village and that a further rooflight will detract from the character of the listed building.

Effect up the Character and Appearance of the Conservation Area

The rear slope is visible from neighbours rear gardens. Steeply pitched plain-tiled roofs are a characteristic of the Hindon Conservation Area and it is considered that the further interruption of this roof plane would be out of character with the Conservation Area.

CONCLUSION

A further Velux rooflight on this small roof slope will further clutter this rear slope and will detract from the character of the listed building and the character and appearance of the Hindon Conservation Area.

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

The proposed rooflight would be situated on a prominent roofslope, and would detract from the character and integrity of the listed building and the character and appearance of the Conservation Area and would be contrary to Policies CN3 and CN8 of the Replacement Salisbury District Local Plan and guidance in PPG 15, Annex C35.

INFORMATIVE:

This decision has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan: CN3 and CN8.

NOTES:

S/2003/1859	29/08/03	24/10/03	MR & MRS M J ANDREWS
WILT	WLN		STEPHEN J LINARD, FRICS
Easting: 409590.432876468	Northing: 131297.713999093		

PROPOSAL:	O/L APPLICATION -PROPOSED NEW BUNGALOW AND ALTERATION OF EXISTING ACCESS
LOCATION:	CROW LANE SITE ADJ CHURCH COURT CROW LANE WILTON SALISBURY SP2 0HB

REASON FOR REPORT TO MEMBERS

Contrary to PC's recommendation

SITE AND ITS SURROUNDINGS

The site lies to the rear and between a terrace of grade II listed buildings on West Street and Church Court, a block of flats. The site is currently overgrown with shrubs and fruit trees and is bounded south by the gardens of 22-30 West Street and to the north by a wall to the garden of 32 West Street and to Crow Lane by a brick wall. The west windows of Church Court overlook the site. There is a pedestrian access gate and garage with double doors in the south west corner of the site with access from Crow Lane.

THE PROPOSAL

This application is in outline with siting and access for consideration for a single storey bungalow and new bungalow.

PLANNING HISTORY

None

CONSULTATIONS

WCC Highways	- Awaiting response
WCC Library/ Museum	- Recommended condition (see below)
Housing & Health Officer	- No observations
Wessex Water Authority	- No objections subject to informative
Environment Agency	- No comment

REPRESENTATIONS

Advertisement	Yes, expiry date 2 nd October 2003
Site Notice displayed	Yes, expiry date 2 nd October 2003
Departure	No
Neighbour notification	Yes, expiry date 26 th September 2003
Neighbour response	Yes, six letters of objection/concern to the proposal summarised as follows;

- Adverse impact on residential amenity through overlooking, loss of light and outlook to surrounding dwellings and possible loss of access for maintenance
- The site is a garden, a bungalow would be out of character with the surrounding listed buildings and conservation area.
- Overdevelopment of the site.

- Crow lane is a dangerous two way narrow street, another building will add to more congestion and adversely affect highway safety (Pedestrian and vehicular).
- Impact on the sewerage system

Parish Council response Support

Members support this application, with qualifications.

It is thought that the site is suitable for a dwelling, but the one shown is slightly too large for the site.

MAIN ISSUES

- 1) Principle
- 2) Impact upon conservation area and residential amenity
- 3) Highway safety
- 4) Archaeology

POLICY CONTEXT

SDLP Adopted policies G2 (General), CN8, CN10 & CN11 (Conservation Area), H16 (HPB), D2 (infill development) R2

PLANNING CONSIDERATIONS

- 1) Principle

The application site is contained within the HPB of Wilton and under Policy H16, the principle of new residential development is established as acceptable subject to the various criteria and policies outlined within the Adopted Local Plan. The site is also contained within the Conservation Area of Wilton and the properties to the south west fronting West Street are Grade II listed buildings.

- 4) Impact upon the conservation area and residential amenity

The Conservation policies of the Adopted Salisbury District Local Plan are aimed at ensuring that new development respects and wherever possible enhances the environment within which it is located. This is reinforced by Policy CN 8 of the Adopted SDLP states that only development which preserves or enhances the existing character of the area will be permitted through suitable form, scale, design and materials.

Wilton is characterised by two storey terraced dwellings, built addressing the street and to the back of pavement line. This application is for a bungalow and the District Council's Conservation Officer considers that in principle, a single storey dwelling would not respect the traditional character of the Conservation Area.

In addition, the dwelling does not address the road and therefore does not respect the traditional back of pavement pattern of development of the town.

With regards to impact upon residential amenity, the west windows of the flats in Church Court overlook the site. It is considered that a dwelling on the site will reduce the outlook to these properties and will cause harm to residential amenity.

- 4) Highway safety

The proposal seeks to alter the existing access into the site. There is a double garage in the south west corner of the site with double doors onto Crow Lane.

It is proposed to demolish the garage and outbuilding to the rear creating a new access into the site. No facility is provided on the site for turning, and therefore it will not be possible to leave the site in forward gear.

Crow Lane is narrow two way road providing access between Crow Lane and North Street. Although the Local Planning Authority is awaiting a response from WCC Highways to the proposal, it is considered that Highway safety will be adversely affected by the proposal.

4) Archaeology

The site lies within the late Saxon and Medieval town of Wilton, possibly on an original street and lies just outside the possible extent of the early Saxon settlement. WCC's Archaeologist has recommended that a sample excavation trench is excavated prior to the construction in the area of the new dwelling and a condition on any approval of the application.

CONCLUSION

It is considered that the proposal is incongruous with the street layout and character of the conservation area of Wilton, contrary to the design and conservation area policies of the Adopted SDLP. In addition, it is also considered that a dwelling on the site will have an adverse impact upon the outlook and residential amenity of the flats in Church Court and that the proposed access will be detrimental to highway safety, contrary to the general policies of the Adopted SDLP.

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

(1) In the opinion of the Local Planning Authority, the erection of a dwelling on this site will be incongruous with the built form and street pattern of Wilton, which is characterised by two storey dwellings, which address the street frontage. The proposal is therefore contrary to the provisions of policy D2 & CN8 of the Adopted Salisbury District Local Plan.

(2) The proposal is considered to be contrary to policy G2 (vii) of the adopted Salisbury District Local Plan in that it would be detrimental to the amenities of the occupiers of dwellings at Church Court by reason of overlooking, and loss of outlook.

(3) The proposal is considered to be contrary to policy G2 (i) and (ii) of the adopted Salisbury District Local Plan in that the proposal does not incorporate adequate turning facilities to enable a vehicle to leave the site in forward gear which is essential to highway safety.

(4) The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the adopted Salisbury District Local Plan because appropriate provision towards public recreational open space has not been made.

INFORMATIVE: - POLICY

This decision has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan: G2, CN8, CN10, CN11, H16, D2

NOTES:

Part 2

Applications recommended for Approval

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

4	Case Officer Mr O Marigold	Contact No 01722 434293	4
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S/2003/1628	30/07/03 16:02:06	24/09/03 16:02:06	MR ANDREW HOLDER
WILT	WLN		
Easting: 409811.941569299	Northing: 131178.513800442		

PROPOSAL:	TO VARY CONDITION -REMOVAL OF CONDITION (5) OF PLANNING APPLICATION NO - S/1997/0097
LOCATION:	43A RUSSELL STREET WILTON SALISBURY SP2 0BG

REASON FOR REPORT TO MEMBERS

HDS does not consider it prudent to exercise delegated powers

SITE AND ITS SURROUNDINGS

The site consists of a former workshop and store located on land between numbers 41 and 43 Russell Street, in a predominantly residential area close to the centre of Wilton. The workshop has been converted into two units of accommodation.

THE PROPOSAL

This application proposes the removal of a condition imposed on the original planning permission giving consent for the conversion of the building into residential uses. The condition required that *'The use hereby permitted shall be carried out/controlled by Winchester Housing Association or its equivalent and should this cease, the building shall revert to its former use unless otherwise agreed formally in writing by the Local Planning Authority'*. The reason given for the condition was to *'enable the Local Planning Authority to retain planning control over the use hereby permitted'*.

PLANNING HISTORY

89/734	Change of use and conversion from joinery workshop to dwelling	AC	31/05/89
95/435	Renewal of permission for change of use and conversion from joinery workshop to dwelling	AC	1/05/95

97/0097	Conversion of workshop/store into 2 flats for social housing (The legal agreement was for R2 and restricts the use to social housing).	AS106 10/08/99
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CONSULTATIONS

- | | |
|-----------------------------|--|
| WCC Highways | - No Highway Objection |
| Housing Officer | - would be very concerned at the loss of these units to a housing association, and the loss to the overall social housing provision in the District. The current situation is one of far higher need than provision and we are always wanting more properties, particularly in area like Wilton. – Further explanation of the housing association funding scheme is attached as an appendix I. |
| Environmental Health | - no observations |
| Health and Safety Executive | - no observations |
| Wiltshire Constabulary | - no objection |

REPRESENTATIONS

- | | | |
|-------------------------|---------------------------------|---------|
| Advertisement | Yes | expired |
| Site Notice displayed | Yes | expired |
| Departure | No | |
| Neighbour notification | Yes | expired |
| Neighbour response | No | |
| Parish Council response | Members support the application | |

MAIN ISSUES

1. Principle
2. Impact on highway safety
3. Affordable housing

POLICY CONTEXT

Policies G2, H16 and H25 of the replacement SLP (2003)

PLANNING CONSIDERATIONS

Principle

The site is contained within the Housing Policy Boundary of Wilton, where the principle of residential development, whether affordable or not, is acceptable. In this particular case, because permission was granted in 1999 and implemented, it has already been accepted that two dwellings are acceptable at this location. The applicant is considering converting the units into one – but this does not require planning permission in itself.

Impact on Highway Safety

It appears that the condition was originally imposed to enable the Authority to have greater control over the site because of inadequate available car parking. At the time, it was considered that the standards that which then applied could be relaxed because of the short term tenancies proposes and their management by the Housing Association.

Since then, however, highway standards have changed in accordance with Government Guidance, and the level of car parking available would be acceptable – the Highway Authority have not objected to the removal of the condition. In addition, the applicant has indicated that the building would be converted from two units into one, further reducing the car parking requirements. Given these changes, it is considered that it would be unreasonable for the Authority to insist of the retention of the condition on highway safety grounds.

Affordable Housing

When permission was applied for, the applicant indicated that the dwellings would be for affordable units. However, policy H25 makes clear that the provision of affordable housing is only required where the size of the development exceeds certain limits. As the development proposed and implemented involved only a small number of additional units, there was no requirement that they be affordable. The condition requiring the units to run by the Housing Association was done so to allow the Planning Authority to have greater control over the site because of inadequate car parking on the site.

The applicant advises that he has had difficulty in selling the dwellings to various housing associations and a letter to this effect is attached as appendix II. If the condition is not removed, the applicant has the 'fallback' position of converting the building back into a workshop, resulting in the loss of any form of residential accommodation. The property is subject to a S106 agreement restricting the occupation of any dwelling to those nominated by SDC and the dwellings to be leased to a housing association. If this S106 remains the effect of removing the condition will mean that it does not have to be operated by "Winchester HA". It will still remain affordable housing by virtue of the S106 or be left vacant and revert to workshop use. The applicant advises that he has been unable to find a HA interested in purchasing the property. The effect will be that the property will have a limited market for sale as the S106 requires it to be leased to a housing association and occupied by local council nominees. Therefore, any purchaser would be bound by the terms of the agreement. As the S106 agreement was dated August 1999, five years has not yet elapsed and it cannot be appealed until August 2004. It would however be possible for the council to enter into a supplementary agreement with the applicant to vary the terms of the original. Given the need for affordable housing in Wilton and the wider district there is no reason to relax the terms. However, there is also no reason for requiring the condition to remain in its current form, as the affordability is safeguarded by the S106.

CONCLUSION

The original highway reasons for imposing the condition cannot now be justified. However, the terms of the S106 agreement mean that until 2004, the dwellings must be either let to a housing association or will be vacant. Given the applicants personal circumstances, which require disposal of the property, it is possible that the residential use could cease altogether.

The removal of the condition as worded, will give greater flexibility in the choice of housing association, but the use of any residential units as "affordable housing" is safeguarded via the S106.

RECOMMENDATION: APPROVE

INFORMATIVE:

This permission has been taken in accordance with the following policies of the adopted Salisbury District Local Plan H16, H25.

Your attention is drawn to the provision of the S106 agreement dated 4-8-99.

NOTES:

S/2003/1663	05/08/03 08:34:53	30/09/03 08:34:53	WILLTON HOMES LTD
CHIL	CHI	II	BRIMBLE LEA & PARTNERS
Easting: 396840.721651167	Northings: 132681.758379966		

PROPOSAL:	FULL APPLICATION -ERECTION OF 4 DWELLINGS AND GARAGES AND CONSTRUCTION OF NEW ACCESS AND SUB STATION
LOCATION:	LAND ADJOINING - FORGE COTTAGE CHILMARK SALISBURY SP3 5AP

REASON FOR REPORT TO MEMBERS

Contrary to PC's recommendation

SITE AND SURROUNDINGS

A prominent overgrown open piece of land with fruit trees on the corner of The Street and Hops Close Chilmark within the CA.

It frames the entrance to the village as approached via Dog Drove.

It lies to the west of Forge Cottage, a traditional stone cottage and has a low stone wall with vegetation on top, when viewed from the street and there is a dilapidated corrugated outbuilding visible.

The corner is splayed with a stone wall and a bench on the corner. The boundary to Hops Close is chain link fenced and affords views onto this overgrown site on which there is a prominent pole mounted electricity transformer.

The site also includes land to the rear of Forge Cottage itself, from which it has been fenced off (permission granted under S/03/623)

THE PROPOSAL

To construct four dwellings on the site. Two will front The Street, one will front Hops Close and the remaining property is a single storey dwelling designed to look like an outbuilding which will be situated behind Forge Cottage itself.

This includes removing the electricity transformer and providing a ground based sub station at the south west corner of the site. Access will be from Hops Close to serve a courtyard with garages for all 4 dwellings.

The 3 dwellings that front the roads are proposed of in natural Chilmark stone. They are of a vernacular design in keeping with the street. The wall and bench will remain in front on the splayed corner.

The trees on the site will be felled although those on the southern boundary will remain. A close-boarded fence will be erected between the 4th dwelling and the gardens of Hops Close.

The stone wall on The Street frontage will remain.

Following the concerns raised on the previous applications on this site a detailed surface water drainage scheme has been submitted.

PLANNING HISTORY

02/632 2 dwellings refused by WAC for drainage reasons.

02/2060 2 dwellings was approved 8/01/03 subject to section 106 Agreement for R2.

CONSULTATIONS

WCC Highways - No objection subject to conditions below
Environmental Health Officer - Would like to see roof water from properties facing road to be attenuated before discharge to the watercourse. Due to complicated nature of proposed drainage would wish condition to plans as built. be provided on completion of the development.
Wessex Water Authority - Foul sewer and water supply available . Need surface water drainage condition

Environment Agency - No objection. Requires surface water drainage condition to include sustainable drainage and hydrological assessment
Architect's Panel considers could be acceptable but to provide confidence would wish to see larger scale detailed of doors, eaves etc; A street elevation is needed to show the relationship with the existing adjoining buildings. (HDS note; this has now been received) .

REPRESENTATIONS

Advertisement	Yes Expiry date 4/09/03
Site Notice displayed	Yes Expiry date 4/09/03
Departure	No
Neighbour notification	Yes Expiry 27/08/03

Neighbour response Yes – 7 letters raising objection to the original plans (4 to amended plans) raising the following issues:, risk of flooding if ditch overflows, surface water drainage and interruption by foundations and hardsurfaces, no privacy for Forge Cottage, bungalow should be accessed from Hops Close, should only be 2 properties, designs more acceptable than previous, should be Chilmark stone, children play in Hops Close this will increase use by traffic, query capacity of proposed drainage..

Parish Council response Yes – object on grounds of drainage, traffic problems
To amended plans :require WCC remedial works to be put in before winter also would support suggestions for actions to improve flow of winterbourne along the street. Would like off street parking as lay bys on the Street and Hops Close, in front of the houses Do feel an objection on grounds of numbers would be valid.

MAIN ISSUES

Design and impact in CA
Density
Surface water drainage.
Traffic & parking issues raised by objectors.& PC

POLICY CONTEXT

G1, CN12, R2 Salisbury District Local Plan

PLANNING CONSIDERATIONS

Design and impact in CA

The design of the houses facing the street is of a stone vernacular style with coped verges and mullioned windows. Plot 1 has drip moulds over the door and windows, plot 2 a door hood. Plot 2 has a single storey extension that addresses the corner. Plot 4 which is single storey and designed as an outbuilding is a mixture of stone and timber boarding.
The buildings have been designed to fit in with the street scene and follow the pattern of Forge Cottage adjacent.

Density

The site lies within the HPB. PPG3 urges Local Planning Authorities to make the best use of land. The increase in numbers from 2 to 4 is in accordance with this guidance. There is adequate space on the site to accommodate the four dwellings proposed without an adverse impact on surrounding dwellings or on each other.

Surface water drainage.

A revised drainage scheme has been submitted . Concern has been expressed that the outfall pipe is too small, others are concerned about what will happen downstream of the outfall where there is a constriction at the Cross .

The council's environmental health officer considers that the scheme is satisfactory but that a record of what works are carried out should be kept for future reference, also that roof water needs to be attenuated.

The purpose of this application is to address any surface water problems that may arise as a resulting of building – not to address whatever surface water problems may currently exist in the village. To that end, as long as the scheme ensures that the run off from the developed site is equal to or less than the run off from the undeveloped site, it should be approved.

A letter from the applicants in relation to this is attached as an appendix.

Traffic & parking issues raised by objectors.& PC

WCC Highways have no objection subject to conditions. The Parish Council suggests lay by s at the front of the dwellings. This would cause them to be set back further from the street and not follow the existing street pattern. Furthermore as the land rises this would raise the height of the dwellings. It would also not be possible to allocate such parking, it could be parked in by anyone, leaving the residents of the new dwellings without parking of their own.

The current scheme provides parking and garaging for all the dwellings within a rear courtyard.

R2

R2 policy can be addressed by a unilateral undertaking

CONCLUSION

The advice of the Environmental Health Officer is that the proposed drainage scheme is adequate. Approval is therefore recommended subject to the following conditions.

RECOMMENDATION: 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 subject to the following conditions:

APPROVE subject to the following conditions:

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (A07A)

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. (0004)

(2) This development shall be in accordance with the following drawings : ref: 0304-1C deposited with the Local Planning Authority on 20/08/2003 and 0304-D1,0304-D2,, 0304-D3, 0304-D4,0304-D5, 0304-6, 0304-11a, 0304-21a, 0304-31, 0304-41, 4037-01A deposited on 5/08/03 unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt & to secure a harmonious form of development.

(3) The finished floor level[s] of the proposed building[s] shall be in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority before development is commenced. (C03A)

Reason: To ensure the exact finished floor level[s] of the buildings.

(4) 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. (D05A)

Reason: To secure a harmonious form of development.

(5) The walling materials for plots 1,2 & 3 shall be natural Chilmark stone laid to course with a smooth face. Plot 4 and the garages shall be natural Chilmark stone laid to course and horizontal timber boarding which shall be stained in accordance with details to be submitted and approved by the Local Planning Authority.

Reason: To secure a harmonious form of development.

(6) No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. (G22A)

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.

(7) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. (G23A)

Reason: To enable the Local Planning Authority to secure the satisfactory implementation of all approved landscaping works, in the interests of visual amenity.

(8) No development shall commence until drainage details, incorporating sustainable drainage principles and an assessment of the hydrogeological context of the development have been submitted to and approved by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details and full details of the scheme as built, submitted to the local planning authority before any of the buildings are occupied.

Reason: To ensure a satisfactory surface water drainage scheme

(9) None of the buildings hereby permitted shall be occupied until all necessary works for the drainage of foul and surface water from that building have been completed in accordance with details to be submitted to and approved by the Local Planning Authority.

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

(10) All existing buildings on the site shall be demolished, and the debris resulting therefrom shall be removed from the site, before the commencement of development hereby permitted. (K02A)

Reason: In the interests of the amenity of the locality.

(11) Before the dwellings hereby permitted are occupied, details of surfacing of the driveway shall be submitted to and approved in writing by Local Planning Authority and be carried out as approved. Between the edge of the carriageway and the gates shown on the approved drawing it shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with a scheme which shall have been submitted to and approved by the local planning authority.

Reason: In the interests of highway safety.

(12) The gradient of the proposed access shall not exceed 1 in 15 for the first 4.5 metres as measured from the nearside edge of the carriageway. (I12A)

Reason: In the interests of highway safety.

(13) Any gates to close the new electricity sub station must not obstruct the public highway when in the open position. (note this will necessitate them being of a type to open flat back against the front walls)

Reason: In the interests of highway safety.

(14). Before the dwellings hereby permitted are occupied, a set of full working drawings of the approved drainage scheme as built and details of the provision for the ongoing maintenance of that scheme, shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure a satisfactory means of drainage of surface water from the buildings and land in perpetuity

INFORMATIVE: - POLICY

This permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan: G1, CN12, G1, H16, R2

Your attention is drawn to the requirements of Wessex Water for the protection of their infrastructure
(attached)

(b) 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.

NOTES:

S/2003/1714	11/08/03 08:28:41	06/10/03 08:28:41	SANDROYD SCHOOL TRUST LIMITED
BEJO		II	PHILLIP PROCTOR ASSOCIATES
Easting: 395322.9	Northings: 118438.1		

PROPOSAL:	FULL APPLICATION -ERECT NEW PREPREP SCHOOL BUILDING WITH ASSOCIATED NEW DRIVE AND PARKING AREA AND PASSING BAYS
LOCATION:	SANDROYD SCHOOL RUSHMORE PARK TOLLARD ROYAL SALISBURY SP5 5QD

REASON FOR REPORT TO MEMBERS

Councillor Hooper has requested that this item be determined by Committee due to the controversial nature of the application.

SITE AND ITS SURROUNDINGS

The application site comprises a Grade II listed walled garden within the curtilage of Sandroyd School, which itself is located within the extensive grounds of Rushmore Park which is listed on the Register of Parks and Gardens of Special Historic Interest. The walled garden lies to the north of Rushmore House, which is also a Grade II listed building and which forms the main building of Sandroyd School.

The walled garden itself is enclosed by early 19th century Flemish bond brick walls with pitched brick coping on three sides. There is a range of existing single storey outbuildings attached to the outer side of the northern section of the garden wall, while a former greenhouse structure on the inner side of this wall has previously been demolished.

The site lies within the Cranborne Chase and West Wiltshire Downs AONB.

THE PROPOSAL

This application seeks planning permission to demolish the existing range of outbuildings attached to the outer side of the northern section of the garden wall and to erect a new pre-prep school building. The proposal also includes the construction of a new driveway to the eastern and northern sides of the walled garden leading to a parking area to the north of the new pre-prep school building for the provision of 31 car parking spaces and widening of the existing driveway to provide passing bays.

The proposed pre-prep school building will be of a contemporary design comprising a single storey building spanning either side of the existing garden wall and is to be constructed in red brick to be reclaimed from the demolition of the existing outbuildings to the northern side of the wall under a curved, zinc sheet roof. The proposed school building also incorporates an extension of the garden wall above the roof profile of the building, with three courses of brick protruding above the roof line and running along the length of the ridge of the building, designed to indicate the presence of the existing garden wall which is otherwise enveloped by the new building.

The proposed new driveway and passing bays are to be constructed with a tarmac surface, while the proposed parking area is to be gravelled with timber edgings.

PLANNING HISTORY

There is an extensive planning history for various extensions and alterations to the school buildings but none of these are relevant to the current proposal with the exception of the following proposals:-

S/2003/0871 Planning permission was refused on 11 August 2003 to demolish the existing range of outbuildings and to erect a new pre-prep school building to the walled garden together with the construction of an associated new driveway, parking area and passing bays. This application was refused for the following reasons:

"1. The proposed development, by virtue of its design and relationship to the existing walled garden, particularly the northern elevation of the walled garden fails to respect the importance and scale of the existing boundary wall and context for the walled garden and therefore fails to preserve the setting of the walled garden, contrary to the requirements of Policies CN3 and CN5 of the Adopted Replacement SDLP.

2. In the absence of an approved Green Travel Plan the proposed development is likely to result in an increase in vehicle based trips contrary to the requirements of PPG13, Wiltshire County Structure Plan Policy DP3 and Policy G1 of the Adopted Replacement SDLP."

S/2003/0872 An accompanying application for listed building consent to demolish the existing lean-to outbuildings, erect a new pre-prep school building incorporating the existing listed garden wall and to form new openings in the garden wall was also refused on 11 August 2003 for the following reason:

"1. The proposed development, by virtue of its design and relationship to the existing walled garden, particularly the northern elevation of the walled garden fails to respect the importance and scale of the existing boundary wall and context for the walled garden and therefore fails to preserve the setting of the walled garden, contrary to the requirements of Policies CN3 and CN5 of the Adopted Replacement SDLP."

CONSULTATIONS

WCC Highways - No objection, subject to a condition requiring the submission and approval of a Green Travel Plan prior to the commencement of development.

WCC Archaeology - No objection. An archaeological evaluation has been undertaken within the areas of the proposed new building and the line of the new driveway which did not identify any archaeological features or finds.

Conservation - No objection, but request the submission of detailed drawings of the glazing, eaves and new windows prior to determination of the application.

English Heritage - No objection.

The Garden History Society - No objection, in principle, to the contemporary design but consider that the building should respect the character and appearance of the walled garden and also have reservations concerning the proposal to widen the access driveway and the potential for harm to the historic landscape. It is also recommended that the School's Development Plan for future development incorporates a Landscape Strategy and Management Plan.

The National Trust - No objection.

Environment Agency - No objection, but comment that a Consent to Discharge will be required in respect of foul drainage if a new septic tank is proposed or if there is any increase in effluent volume into an existing system and that nothing other than uncontaminated water shall be discharged via the soakaway in respect of surface water drainage.

Environmental Health - No objection.

REPRESENTATIONS

Advertisement Yes - expired 11/09/03
Site Notice displayed Yes - expired 11/09/03
Departure No

Neighbour notification Yes

Neighbour response Yes

One letter of objection has been received which raises the following comments:

The verges on either side of the driveway are owned by the Rushmore Estate and therefore the highway mitigation measures (proposed driveway widening) cannot be implemented as the land lies outside of the applicant's control/ownership;

The justification for the increase in traffic movements through the Rushmore Estate, listed historic parkland and the CC and WWD AONB that will be generated by the proposal has not been demonstrated; and

In the absence of a Green Travel Plan/Traffic Impact Assessment, the proposal has not demonstrated that the objection to the previous application on the grounds that the proposal is likely to result in an increase in vehicle based trips contrary to policies promoting reduced car trip generation has been resolved.

Parish Council No response received.

POLICY CONTEXT

The following policies of the Adopted Replacement Salisbury District Local Plan (June 2003) are relevant to the current proposal:-

G1, G2, D3, CN3, CN5, CN18, C1, C4 and C5.

MAIN ISSUES

Need and Location

Impact upon Listed Building and Setting

Sustainable Travel Patterns

Impact on Landscape of Registered Park and Garden

PLANNING CONSIDERATIONS

1. Need and Location.

In support of this current proposal, the applicants have submitted a statement of operational management issues. As part of their operational review of the School the Governor's commissioned an assessment of local educational trends, the results of which have prompted the Governor's to promote a strategy to introduce pre-prep accommodation within the School and at the same time to allow access to the School for girls in order to become fully co-educational and to meet the changing trends in prep school education.

In addition to identifying a need for the pre-prep building, the Governors have also identified a need for a master-plan for the replacement of existing buildings/facilities over a 5-10 year period to cater for the planned expansion resulting from the introduction of the pre-prep facility and the introduction of co-education. It is envisaged that this Development Plan will include the provision of girl's boarding accommodation, replacement classrooms and sports hall, a new performing arts centre/assembly hall and additional games/sports pitches.

With specific reference to the operational requirements of the pre-prep facility, which forms the subject of this current application, the School has identified that it needs to be self-contained and separate from the main school building whilst having access for shared facilities, as well as being easily accessible by car for parents. In considering these criteria, other alternative sites in or close to the Masters Yard have been dismissed by the School in favour of the proposed siting.

If the School is to continue to operate at this location, it is therefore inevitable that the Local Planning Authority will need to consider future proposals for the accommodation needs associated with its expansion. With regards to the current proposal, the applicants have demonstrated that they have considered the need for the proposed development and its location in terms of operational requirements and have also identified a need for a design driven solution to development in this location.

2. Impact upon Listed Building and Setting.

The design approach of the proposed pre-prep building adopts a thoroughly contemporary approach within a single storey built form under a curved roof that spans either side of the existing listed wall to the northern boundary of the walled garden. The proposed development incorporates a mix of modern and reclaimed materials with the roof being finished in zinc sheeting and the windows and doors in powder coated aluminium while the external faces of the building will incorporate reclaimed bricks from the demolition of the existing lean-to structures attached to the northern side of the garden wall. In determining the previous application (S/2003/0871), it was considered that this contemporary design solution, which is retained in this latest proposal, could work well with the historic setting and received favourable support from the Council's Conservation Officer, the Architect's Panel and the Council for the Protection of Rural England.

In determining the previous application, however, concerns were raised regarding the impact of the proposal upon the integrity and legibility of the listed garden wall. In this respect, it was concluded that there was insufficient external evidence of the wall's position and its importance to the wider garden as a result of the design approach which entirely enveloped the listed garden wall within the proposed building. As such, it was determined that the proposal failed to preserve the integrity of the listed garden wall and the historic setting of the walled garden.

The key question, therefore, concerns whether the current proposal addresses this objection. Although the design of the proposed building remains significantly unaltered from the previous application and the existing listed garden wall on the northern boundary of the walled garden is still entirely subsumed within the building, crucially the design now incorporates an extension of the garden wall above the roof profile of the building with three courses of brick protruding above the roof line and running along the length of the ridge of the building. This feature is purposefully designed to provide a clear demarcation of the existing garden walls alignment and presence through the length of the building and also serves to provide the visual impression of the building "hanging off" the garden wall and built around this important historic structure. As such, it is considered that the integrity and legibility of the position of the northern garden wall and its relationship to the wider garden is preserved. The Council's Conservation Officer raises no objection to this proposal and although it is suggested that detailed drawings of the glazing, eaves and windows are submitted prior to determination it is considered that these can be secured by condition.

With regards to the impact of the proposed pre-prep building upon the setting of the main school building (Rushmore House) which is also a Grade II listed building, given that it would be set some distance away from the main school building and visually separated by the walled garden, together with its design and scale, it is considered that it would not harm the overall setting and integrity of this listed building.

3. Sustainable Travel Patterns.

The applicant's statement submitted in support of the current application acknowledges that the proposed pre-prep building is likely to lead to some increase in traffic movements to and from the school and is an issue which requires a solution. Although the School has stipulated that the likely increase in traffic movements could be addressed to some extent by increasing the use of minibus journeys to transport day pupils, while the development of a pre-prep facility has been identified as a way of increasing sibling access to the school and possibly increasing the number of pupils per vehicle journey, it was concluded in determining the previous application (S/2003/0871) that in the absence of a Green Travel Plan the proposal was contrary to the principles of sustainable development.

Although this issue has not yet been resolved, the School has prepared a Green Travel Plan to promote more efficient and sustainable travel patterns to the school and this information has been requested for consideration. On the basis that this information is satisfactory, there is no objection to the proposal on highway grounds. In any event, it is considered reasonable to impose a condition requiring the submission and approval of a Green Travel Plan prior to the commencement of development in accordance with the recommendation of WCC Highways.

The School's supporting statement has also indicated that consideration will be given to improving the overall site access in conjunction with the access co-owner. Although an objection has been received to the current proposal on the grounds that car passing bays can

only be implemented with the agreement of the Rushmore Estate and that such an agreement has not been reached, this issue is not considered to be a material ground for refusal.

4. Impact on Landscape of Registered Park and Garden

Sandroyd School is situated within the larger grounds of Rushmore Park which is included on the Register of Parks and Gardens of Special Historic Interest. In accordance with Government guidance contained in PPG15 the effect of a development proposal on a registered park or garden or its setting is a material consideration in the assessment of a planning application. In this instance, the potential impact of the proposed pre-prep building and the associated driveway and parking area on the surrounding trees that form part of the historic landscape of the Park is therefore a material consideration. In particular, the proposals to widen the existing driveway at various points may have an adverse affect upon the root systems of several mature trees that are already located in close proximity to the existing driveway. The proposed alignment of the new driveway will also be sited within the root protection zones of a group of trees that are located adjacent to the north eastern corner of the walled garden and as a result may adversely affect their health and stability. At present the applicant, however, has not submitted sufficient information to enable this issue to be adequately assessed, although an arboricultural method statement detailing the necessary protection and remedial measures to safeguard these trees has been requested and is to be submitted by the School. On the basis that this information is considered to be satisfactory there is no arboricultural objection to the proposal.

5. Conclusion

This current application represents a considered approach to the need for the proposed development, site selection and the design solution. Although the applicant has commenced a development plan, this has not resulted in a framework that can inform the determination of the current application. To do so, the master plan would require consultation with the Local Planning Authority and other consultees to determine its acceptability and phased delivery. This instrument, however, is not in place and therefore the current proposal must be considered on its own merits without a wider context to inform it.

The site is located in open countryside within the CC and WWD AONB and therefore raises concerns about the appropriateness of location and scale of development. However, given its design and scale it is considered that the proposed development could be achieved without any material impact upon the wider landscape setting or the location within the CC and WWD AONB. In addition, the School represents a significant local employer and contributes to the economic well being of the area through employment and local servicing and the proposed pre-prep building could contribute further local employment opportunities.

With regards to the impact of the proposal upon the listed garden wall, the design now incorporates an extension of the garden wall above the roof profile of the building to indicate the presence of the garden wall which is enveloped by the new building. As such, it is now considered that the integrity and importance of the garden wall to the wider garden is preserved. The applicant has also recognised transport management as an issue to address and although this issue has not been resolved it is considered that it can be suitably controlled by condition.

RECOMMENDATION:

APPROVE subject to the following conditions:

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (A07A)

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

(2) No development shall take place until details and samples of all the external facing and roofing materials to be used in the construction of the building hereby permitted have been 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 ensure that the external appearance of the building, hereby approved, is satisfactory and preserves the character and appearance of the listed building.

(3) Prior to the commencement of development, details of the eaves, all window types and glazing used with elevations and vertical sections at a scale of 1:20 and sectional details at a scale of 1:2 through all elements shall be submitted to, and approved in writing by, the Local Planning Authority, unless details can be assured by other means to be agreed with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the building, hereby approved, is satisfactory and preserves the character and appearance of the listed building.

(4) Prior to the commencement of development, details of the new gates and the means of fixing 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 ensure that the gates, hereby approved, preserves the character and appearance of the listed wall.

(5) An arboricultural impact appraisal and method statement prepared by an arboricultural consultant holding a nationally recognised qualification providing comprehensive details of construction works in relation to trees shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of demolition/development. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following details:-

- a specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:1991 and a plan indicating the alignment of the protective fencing;
- a specification for scaffolding and ground protection within tree protection zones in accordance with BS5837:1991;

- a schedule of tree works conforming to BS5837:1991;

- details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;

- plans and particulars showing the siting and alignment of the service and drainage infrastructure;

- the method of construction of the access driveway including details of a no-dig specification where required and the extent of the areas of the driveway to be constructed using a no-dig specification; and

- details of all other activities which have implications for trees on or adjacent to the site.

Reason: In order that the Local Planning Authority may be satisfied that the trees to be retained on-site and which form part of the historic landscape value of Rushmore Park which is included on the Register of Parks and Gardens of Special Historic Interest will not be damaged during the demolition/construction works and to ensure that as far as possible the work is carried out in accordance with current best practice.

(6) No development shall take place until proposals for the landscaping of the site have been submitted to, and approved in writing by, the Local Planning Authority. The landscaping shall include provision for landscape planting and the retention and protection of existing trees.

Upon approval: the approved scheme shall be fully implemented with new planting carried out in the planting season October to March inclusive following occupation of the building or the completion of the development whichever is the sooner, or in accordance with a timetable to be agreed in writing by the Local Planning Authority;

- all planting shall be carried out in accordance with British Standards;

- the scheme shall be properly maintained for a period of 5 years and any trees/plants (including those retained as part of the scheme) which die, are removed or become damaged or diseased within this period shall be replaced in the next planting season with others of a similar size and the same species, unless the Local Planning Authority gives written consent to any variation;

- and

- the whole scheme shall be subsequently retained.

Reason: In the interests of visual amenity and to ensure that the character and appearance of the Rushmore Park which is included on the Register of Parks and Gardens of Special Historic Interest is preserved, to ensure that the landscaping scheme is implemented at the proper times and to ensure the establishment and maintenance of all trees and plants.

(7) The building, hereby approved, shall not be brought into use until the access driveway and parking shown on the approved plan have been constructed, and these shall thereafter be retained and kept available for those purposes at all times.

Reason: In the interests of highway safety and to ensure an adequate level of parking provision.

(8) The building, hereby approved, shall not be brought into use until a Green Travel Plan to reduce vehicular traffic movements to the School has been submitted to, and approved in writing by, the Local Planning Authority. The approved details of the Green Travel Plan shall thereafter be implemented, unless the Local Planning Authority grants written consent to any variation.

Reason: To minimise the number of vehicular movements associated with the building, hereby approved, and to reduce the total number of vehicular movements to the School in the interests of sustainable development.

(9) The building, hereby approved, shall not be brought into use until works for the disposal of foul sewage have been provided on site to serve the development hereby permitted, in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

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

INFORMATIVE:

(1) This permission has been taken in accordance with the following Policies of the Adopted Replacement Salisbury District Local Plan: G1, G2, D3, CN3, CN5, CN18, C1, C4 and C5.

(2) The applicants are encouraged to commission a landscape architect to undertake a detailed historic landscape assessment to inform the preparation of a landscape strategy and management plan to be incorporated as an integral element of the School's Development Plan.

NOTES:

S/2003/1715	13/08/03 08:42:26	08/10/03 08:42:26	SANDROYD SCHOOL TRUST LIMITED
BEJO		II	PHILLIP PROCTOR ASSOCIATES
Easting: 395322.9	Northing: 118438.1		

PROPOSAL:	LISTED BLDG (WKS) -ERECTION OF PRE-PRER SCHOOL BUILDING INCORPORATING EXISTING GARDEN WALL DEMOLISH EXISTING LEAN TO SHEDS AND FORM NEW OPENINGS IN WALL
LOCATION:	SANDROYD SCHOOL RUSHMORE PARK TOLLARD ROYAL SALISBURY SP5 5QD

REASON FOR REPORT TO MEMBERS

Councillor Hooper has requested that this item be determined by Committee due to the controversial nature of the application.

SITE AND ITS SURROUNDINGS

The application site comprises a Grade II listed walled garden within the curtilage of Sandroyd School, which itself is located within the extensive grounds of Rushmore Park which is listed on the Register of Parks and Gardens of Special Historic Interest. The walled garden lies to the north of Rushmore House, which is also a Grade II listed building and which forms the main building of Sandroyd School.

The walled garden itself is enclosed by early 19th century Flemish bond brick walls with pitched brick coping on three sides. There is a range of existing single storey outbuildings attached to the outer side of the northern section of the garden wall, while a former greenhouse structure on the inner side of this wall has previously been demolished.

The site lies within the Cranborne Chase and West Wiltshire Downs AONB.

THE PROPOSAL

This application seeks listed building consent to demolish the existing range of outbuildings attached to the outer side of the northern garden wall, to erect a new pre-prep school building and to form new openings in the listed garden wall. The proposal also includes the construction of a new driveway to the eastern and northern sides of the walled garden leading to a parking area to the north of the new pre-prep school building for the provision of 31 car parking spaces and widening of the existing driveway to provide passing bays.

The proposed pre-prep school building will be of a contemporary design comprising a single storey building spanning either side of the existing garden wall and is to be constructed in red brick to be reclaimed from the demolition of the existing outbuildings to the northern side of the wall under a curved, zinc sheet roof. The proposed school building also incorporates an extension of the garden wall above the roof profile of the building, with three courses of brick protruding above the roof line and running along the length of the ridge of the building, designed to indicate the presence of the existing garden wall which is otherwise enveloped by the new building.

The proposed new driveway and passing bays are to be constructed with a tarmac surface, while the proposed parking area is to be gravelled with timber edgings.

PLANNING HISTORY

There is an extensive planning history for various extensions and alterations to the school buildings but none of these are relevant to the current proposal with the exception of the following proposals:-

- S/2003/0872 Listed building consent was refused on 11 August 2003 to demolish the existing lean-to outbuildings, erect a new pre-prep school building incorporating the existing listed garden wall and to form new openings in the garden wall. This application was refused for the following reason:
- “1. The proposed development, by virtue of its design and relationship to the existing walled garden, particularly the northern elevation of the walled garden fails to respect the importance and scale of the existing boundary wall and context for the walled garden and therefore fails to preserve the setting of the walled garden, contrary to the requirements of Policies CN3 and CN5 of the Adopted Replacement SDLP.”*
- S/2003/0871 An accompanying application for full planning permission to demolish the existing range of outbuildings and to erect a new pre-prep school building to the walled garden together with the construction of an associated new driveway, parking area and passing bays was also refused on 11 August 2003 for the following reasons:
- “1. The proposed development, by virtue of its design and relationship to the existing walled garden, particularly the northern elevation of the walled garden fails to respect the importance and scale of the existing boundary wall and context for the walled garden and therefore fails to preserve the setting of the walled garden, contrary to the requirements of Policies CN3 and CN5 of the Adopted Replacement SDLP.*
- 2. In the absence of an approved Green Travel Plan the proposed development is likely to result in an increase in vehicle based trips contrary to the requirements of PPG13, Wiltshire County Structure Plan Policy DP3 and Policy G1 of the Adopted Replacement SDLP.”*

CONSULTATIONS

- Conservation - No objection, but request the submission of detailed drawings of the glazing, eaves and new windows prior to determination of the application.
- English Heritage - No objection.
- The Garden History Society - No objection, in principle, to the contemporary design but consider that the building should respect the character and appearance of the walled garden and also have reservations concerning the proposal to widen the access driveway and the potential for harm to the historic landscape.
It is also recommended that the School's Development Plan for future development incorporates a Landscape Strategy and Management Plan.

REPRESENTATIONS

- Advertisement Yes - expired 11/09/03
Site Notice displayed Yes - expired 11/09/03
Departure No
Neighbour notification Yes
Neighbour response Yes
- One letter of objection has been received which raises the following comments:

- The verges on either side of the driveway are owned by the Rushmore Estate and therefore the highway mitigation measures (proposed driveway widening) cannot be implemented as the land lies outside of the applicant's control/ownership;
- The justification for the increase in traffic movements through the Rushmore Estate, listed historic parkland and the CC and WWD AONB that will be generated by the proposal has not been demonstrated; and
- In the absence of a Green Travel Plan/Traffic Impact Assessment, the proposal has not demonstrated that the objection to the previous application on the grounds that the proposal is likely to result in an increase in vehicle based trips contrary to policies promoting reduced car trip generation has been resolved.

Parish Council

No response received.

POLICY CONTEXT

The following policies of the Adopted Replacement Salisbury District Local Plan (June 2003) are relevant to the current proposal:-

D3, CN3 and CN5.

MAIN ISSUES

Impact upon Listed Building and Setting

PLANNING CONSIDERATIONS

1. Impact upon Listed Building and Setting.

The design approach of the proposed pre-prep building adopts a thoroughly contemporary approach within a single storey built form under a curved roof that spans either side of the existing listed wall to the northern boundary of the walled garden. The proposed development incorporates a mix of modern and reclaimed materials with the roof being finished in zinc sheeting and the windows and doors in powder coated aluminium while the external faces of the building will incorporate reclaimed bricks from the demolition of the existing lean-to structures attached to the northern side of the garden wall. In determining the previous application (S/2003/0871), it was considered that this contemporary design solution, which is retained in this latest proposal, could work well with the historic setting and received favourable support from the Council's Conservation Officer, the Architect's Panel and the Council for the Protection of Rural England.

In determining the previous application, however, concerns were raised regarding the impact of the proposal upon the integrity and legibility of the listed garden wall. In this respect, it was concluded that there was insufficient external evidence of the wall's position and its importance to the wider garden as a result of the design approach which entirely enveloped the listed garden wall within the proposed building. As such, it was determined that the proposal failed to preserve the integrity of the listed garden wall and the historic setting of the walled garden.

The key question, therefore, concerns whether the current proposal addresses this objection. Although the design of the proposed building remains significantly unaltered from the previous application and the existing listed garden wall on the northern boundary of the walled garden is still entirely subsumed within the building, crucially the design now incorporates an extension of the garden wall above the roof profile of the building with three courses of brick protruding above the roof line and running along the length of the ridge of the building. This feature is purposefully designed to provide a clear demarcation of the existing garden walls alignment and presence through the length of the building and also serves to provide the visual impression of the building "hanging off" the garden wall and built around this important historic structure. As such, it is considered that the integrity and legibility of the position of the northern garden wall and its relationship to the wider garden is preserved. The Council's Conservation Officer raises no objection to this proposal and although it is suggested that detailed drawings of the glazing, eaves and windows are submitted prior to determination it is considered that these can be secured by condition.

With regards to the impact of the proposed pre-prep building upon the setting of the main school building (Rushmore House) which is also a Grade II listed building, given that it would be set

some distance away from the main school building and visually separated by the walled garden, together with its design and scale, it is considered that it would not harm the overall setting and integrity of this listed building.

2. Conclusion

This current application represents a considered approach to the need for the proposed development, site selection and the design solution. The proposed design now incorporates an extension of the garden wall above the roof profile of the building to indicate the presence of the garden wall which is enveloped by the new building and as such it is now considered that the integrity and importance of the garden wall to the wider garden is preserved.

RECOMMENDATION:

APPROVE subject to the following conditions:

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (A07A)

Reason: To comply with the provisions of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(2) No development shall take place until details and samples of all the external facing and roofing materials to be used in the construction of the building hereby permitted have been 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 ensure that the external appearance of the building, hereby approved, is satisfactory and preserves the character and appearance of the listed building.

(3) Prior to the commencement of development, details of the eaves, all window types and glazing used with elevations and vertical sections at a scale of 1:20 and sectional details at a scale of 1:2 through all elements shall be submitted to, and approved in writing by, the Local Planning Authority, unless details can be assured by other means to be agreed with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the building, hereby approved, is satisfactory and preserves the character and appearance of the listed building.

(4) Prior to the commencement of development, details of the new gates and the means of fixing 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 ensure that the gates, hereby approved, preserves the character and appearance of the listed building.

(5) Before any work is undertaken in pursuance of this consent to demolish any part of the building, the developer shall take such steps as may be necessary to secure, during the progress of the demolition authorised by this consent, the safety and stability of that part of the building, or adjacent buildings, which are to be retained. Such works shall, where necessary, include measures to strengthen any wall or vertical surface, to support any floor, roof or horizontal surface and to provide protection of the building against the weather during the progress of the work. (Z08A)

Reason: To safeguard the stability and condition of those parts of the building which are to be retained. (0130)

(6) Any new or disturbed external surfaces shall be finished to match those of the existing listed garden wall.

Reason: To preserve the existing character of the listed garden wall.

INFORMATIVE:

(1) This permission has been taken in accordance with the following Policies of the Adopted Replacement Salisbury District Local Plan: G1, G2, D3, CN3, CN5, CN18, C1, C4 and C5.

(2) The applicants are encouraged to commission a landscape architect to undertake a detailed historic landscape assessment to inform the preparation of a landscape strategy and management plan to be incorporated as an integral element of the School's Development Plan.

NOTES:

S/2003/1718	11/08/03 08:52:31	06/10/03 08:52:31	MR & MRS J BANNISTER
BASM			RON COLQUHOUN
Easting: 405256.9	Northing: 131777		

PROPOSAL:	FULL APPLICATION -REAR EXTENSION AND GARAGE
LOCATION:	1 ST. MARTINS CLOSE BARFORD ST. MARTIN SALISBURY SP3 4AX

REASON FOR REPORT TO MEMBERS

Contrary to PC's recommendation

SITE AND ITS SURROUNDINGS

The site consists of a dwelling within an estate of 1950s former Council houses at the edge of the village. The dwelling is immediately adjacent to a railway line.

THE PROPOSAL

The application proposes erecting a flat roof extension to the rear and a detached prefabricated garage, also to the rear of the dwelling. A new access and driveway, crossing the existing grass verge, would be formed parallel to the railway line

PLANNING HISTORY

None

CONSULTATIONS

- | | |
|-----------------|--|
| WCC Highways | - no objection, subject to condition |
| Housing Manager | - no objection, subject to Building Regulations being followed |

REPRESENTATIONS

Advertisement	No	
Site Notice displayed	Yes	expires 11/09/03
Departure	No	
Neighbour notification	Yes	expires 03/09/03
Neighbour response	No	
Parish Council response	Yes	By majority, PC object to the siting of the proposed garage.

We have calculated that because of the railway bridge, a vehicle coming out of the garage in the proposed location would have to be two feet into the road before the driver had any visibility of vehicles coming up Dairy Road. We feel this would present an unacceptable hazard to drivers and any person in the vicinity. It is an area where children regularly play and they would thus be endangered by what is proposed. The garage is alongside the entrance to a footpath.

We also felt that the standard of the proposal left something to be desired. The photo is clearly an old one since the porchway has been covered in.

MAIN ISSUES

Impact on character and appearance of the area; impact on highway safety; impact on living conditions of adjoining properties

POLICY CONTEXT

D3, G2

PLANNING CONSIDERATIONS

Impact on character and appearance of the area

Although of flat-roofed design, the extension would infill an existing gap between the dwelling and an existing shed and wall. It would not appear prominent or out of place in the street scene. The garage, although of a utilitarian design, would similarly not look out of place when viewed with the existing wall. Overall, the surrounding area has no particular architectural merit and neither the garage nor the extension would be particularly harmful. Consideration has also been given to the impact of the driveway over the existing verge. The verge would remain open and the area covered would be relatively small.

Impact on Highway Safety

The Highway Authority have not objected to the positing of the driveway and its impact on highway safety. It would not therefore be reasonable for the Authority to refuse permission on these grounds.

Impact on neighbouring properties' living conditions

Given the relatively narrow depth of the extension, it is considered that the proposal would not harm the level of light and privacy available to adjoining residential properties.

CONCLUSION

Neither the proposed garage, nor the proposed extension, would appear out of place in the street scene, harm highway safety or harm the living conditions of adjoining properties.

RECOMMENDATION: **APPROVE** subject to the following conditions:

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (A07A)

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

(2) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building. (D01A)

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

(3) Prior to the commencement of development, details of the driveway surface shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall be undertaken in accordance with the details thereby approved.

Reason: In the interests of highway safety

INFORMATIVE: - POLICY

This permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan: D3, G2

NOTES:

S/2003/1801	20/08/03 09:18:53	15/10/03 09:18:53	THE TRUSTEES OF LORD SEYMOUR'S 1971 SETTLEMENT
MAID	MBR	II	CHARLES F ASHBY
Easting: 380392.5	Northing: 138694.6		

PROPOSAL:	LISTED BLDG (WKS) -DEMOLITION OF GREENHOUSE WITHIN WALLED GARDEN AREA AND ENLARGEMENT OF EXISTING OPENING IN GARDEN WALL FOR TRACTOR ACCESS
LOCATION:	BRADLEY HOUSE KINGSTON LANE MAIDEN BRADLEY WARMINSTER BA127HL

REASON FOR REPORT TO MEMBERS

Contrary to PC's recommendation

SITE AND ITS SURROUNDINGS

There are three greenhouses within the walled garden of Bradley House, a grade II house owned by the Duke of Somerset. The greenhouses are not separately listed but two are listed by association with the house as they are located within its' curtilage. The free-standing greenhouse is not included within this application because it was built after 1948. This application for demolition relates therefore to one of the greenhouses.

THE PROPOSAL

The proposal is for the demolition of a greenhouse and the widening of an opening in the garden wall.

PLANNING HISTORY

87/849 Listed building application for the demolition of lean-to domestic offices
88/702 Listed building application for alterations to the existing bathroom and formation of a new bathroom in the existing room,

CONSULTATIONS

None

REPRESENTATIONS

Advertisement	Yes – Expired 18.9.03
Site Notice displayed	Yes – Expired 18.9.03
Departure	No
Neighbour notification	Yes – Expired 11.9.03
Neighbour response	No
Parish Council response	Yes – Object unless there is no feasible alternative to demolition.

MAIN ISSUES

The demolition of a curtilage listed greenhouse associated with Bradley House, a grade II listed building.

POLICY CONTEXT

CN3 of the Replacement Salisbury District Local Plan.

PLANNING CONSIDERATIONS

There are three large greenhouses within the walled garden. The Mimosa greenhouse is clearly a Victorian greenhouse of quality. It is an unusual hexagonal shape with a projecting section against the boundary wall. It has a patterned tiled floor and decorative cast iron brackets. Whilst in poor condition, it is clearly capable of being restored and we understand that the estate have spent some monies on minor repairs this year. The Mimosa greenhouse is not proposed for demolition and is not included within this application.

The remaining two greenhouses which are near the tennis court, are clearly later in date. They are much more utilitarian in nature. The applicants have not included the free-standing greenhouse in the application as the Duke of Somerset has evidence that this was constructed after 1948. The listing of the house does therefore not cover this greenhouse and listed building consent would not be required for its removal.

The greenhouse that abuts the wall abuts it in a rather crude way. The ironwork is plainer and there is no evidence of there having been a decorative floor. It seems to me that this conservatory is contemporary with the free-standing conservatory and that they were built at a much later date and were functional greenhouses for growing plants rather than settings to spend time and display tender plants as the Mimosa greenhouse was clearly intended. This building, and the free-standing building, is in a very poor condition. Much of the glass has been lost, the timber frame has collapsed in many places and the brick plinth (to the greenhouse abutting the wall) is bulging. The condition is so poor that I would not enter either of them.

The estate also wishes to widen an existing opening in the wall. The wall is very disturbed around the existing opening and is clearly a later insertion ie there is a crude lintel in situ and clumsy workmanship around the opening. The walled garden is a reasonable size and the estate wish to access it with motorised tractors. Given the undistinguished existing opening, it is unlikely that a widening of this opening will have an adverse impact.

CONCLUSION

The two greenhouses near the tennis court by virtue of their position and lesser quality appear to be later in date than the Mimosa greenhouse. They are in an extremely poor condition (certainly the one abutting the wall) and it is considered that the cost of repairs would be prohibitive given their condition, the lack of use and the existence of a large Victorian greenhouse (of higher quality) also in need of repair. The estate is concerned that they also present a danger to the public because they allow access to the tennis court.

The wall surrounding the existing opening has been altered/repared in the past in a rather crude way. The proposed widening will not therefore impact adversely on a currently visually attractive section. It is therefore considered that the widening, to facilitate access of garden machinery, would be acceptable on balance.

RECOMMENDATION: **APPROVE** subject to the following conditions:

(1) The development for which permission is hereby granted must be commenced not later than the expiration of 5 years beginning with the date of this permission

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(2) Before any work is undertaken in pursuance of this consent to demolish any part of the building, the applicant shall take such steps as may be necessary to secure, during the progress of demolition authorised by this consent, the safety and stability of that part of the building, or adjacent buildings, which are to be retained. Such works shall, where necessary, include measures to strengthen any wall or vertical surface, to support any floor, roof or horizontal surface and to provide protection of the building against the weather during the progress of the works and necessary repairs be undertaken.

Reason: To safeguard the stability and condition of those parts of the building which are to be retained.

(3) The greenhouse shall be dismantled carefully and any materials in sound condition salvaged

Reason: In order to secure the conservation and re-use of materials of architectural or historic interest.

(4) Any necessary repairs shall be undertaken to any external surfaces disturbed as a result of the removal of the greenhouse and that these works are agreed in writing with the local planning authority

Reason: To maintain the present character of the building.

(5) Any repointing needed to the boundary wall shall be executed in a style and mix of mortar which matches the original

Reason: To maintain the present character of the building.

INFORMATIVE:

This permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan: CN3

NOTES:

S/2003/1892	04/09/03	30/10/03	MR & MRS R TOWNSEND
FOVA			DAMEN ASSOCIATES
Easting: 400272.8	Northings: 128910.3		

PROPOSAL:	FULL APPLICATION -CONSTRUCTION OF TWO STOREY EXTENSION TO NORTH OF PROPERTY INCLUDING CONSTRUCTION OF FIRST FLOOR EXTENSION OVER EXISTING GROUND FLOOR EXTENSION TO NORTH OF PROPERTY TO PROVIDE ADDITIONAL ACCOMMODATION INCLUDING ASSOCIATED WORKS
LOCATION:	BROOKWAY HOUSE TISBURY ROAD FOVANT SALISBURY SP3 5JT

REASON FOR REPORT TO MEMBERS

Council employee application

SITE AND ITS SURROUNDINGS

Brookway House is a modern chalet bungalow style property located on the narrow plot alongside Tisbury Road. It is located within the Housing Policy Boundary and on the edge of the Conservation Area of Fovant. It shares a main vehicular access from Tisbury Road with neighbouring properties, Hazelwood, Applecross and Ashbrook. Brookway House has a flat roof extension at the rear abutting the northern boundary with Hazelwood, also a chalet style dwelling angled away from the site. Rose Cottage to the west is a traditional two storey dwelling located close to the north west corner of the site.

THE PROPOSAL

It is proposed to extend the dwelling with a two storey extension on the rear (north) elevation over an existing patio area.

PLANNING HISTORY

None

CONSULTATIONS

Environment Agency - No objections (Informative recommended)

REPRESENTATIONS

Advertisement	No
Site Notice displayed	Yes, expiry date 9 th October 2003
Departure	No
Neighbour notification	Yes, expiry date 26 th September 2003
Neighbour response	Yes, two letters, One with no objections subject to access maintenance and acceptable noise levels during construction. The other letter objects to the planning application on the grounds of loss of privacy and amenity (through loss of light) to Rose Cottage. The letter also states that the proposed extension is not subservient and of poor design, unsympathetic to the scale and character of the surroundings and existing dwelling, contrary to the local housing density, failing to preserve the character of the Conservation Area of the village of Fovant and of no benefit to the townscape, contrary to the Local Plan Policies.

Parish Council response Yes, Support

The Parish Council undertook a site visit to the proposed development location, and made the following observations and comments:

The property is located within the Cranborne Chase AONB. The property lies within the Fovant housing policy boundary and is outside the Village Conservation Area.

Councillors observed that the proposed development would not impact residences viewing towards the NE, SE or SW elevations. The property at the NE elevation would bear the development impact, although there is existing hedgerow and tree growth, which would occlude most of the development build.

Councillors noted that the design incorporated a velux window in the roof at the NE elevation. Councillors suggest that its incorporation be conditioned to ensure that the glass shall be opaque to prevent overlooking.

Subject to the construction being conditioned to require use of matching materials to the existing building, Councillors support the application.

MAIN ISSUES

- 1) Principle
- 2) Design, impact upon street scene, conservation area and residential amenity
- 3) Flooding

POLICY CONTEXT

Adopted SDLP policies G2 (General), H16 (HPB), D3 (Extensions), CN11 (Conservation Area)

PLANNING CONSIDERATIONS

- 1) Principle

The site is located within the designated Housing Policy Boundary of Fovant, therefore the principle of further residential development in this location is accepted subject to the criteria contained within the relevant policies of the Adopted SDLP, G2, H16 and D3. Policy CN11 of the Adopted SDLP is also relevant as the site is on the edge of the Conservation Area of Fovant.

- 2) Design, impact upon street scene, conservation area and residential amenity

The proposed extension will be built over an existing patio area to the rear of the dwelling, projecting 3.9m from the rear wall of the dwelling, stepped in 0.3m from the rear wall of the existing flat roof extension. The main extension will have a pitched roof to the same ridge height as the existing dwelling (rising to 6.5m). It is also proposed to add a smaller first floor extension over an existing single storey extension at the rear of the dwelling with pitched roof rising to 5.5m high.

The additional accommodation will provide a dining room at ground floor and bedroom, bathroom and shower room at first floor.

With regards to impact upon residential amenity, two letters of representation have been received. One objects to the application on a number of grounds (summarised above) including the loss of privacy and light to Rose Cottage. Rose Cottage is located to the north west of the development site and has a two storey extension close to the boundary.

The proposed extension, which does not exceed the current ridge height of the existing dwelling is not considered to adversely affect light to Rose Cottage, which is already shadowed by a tree (which appears to be in the curtilage of Hazelwood).

No windows are proposed on the rear elevation, whilst french doors to the dining room and velux rooflight to the bathroom are proposed on the west elevation and a dormer window to the bedroom on the east elevation.

It is considered appropriate to condition any approval restricting windows being added to the rear elevation and to also condition that the velux window to the bathroom be of obscured glazing. On this proviso, it is considered that residential amenity will be preserved.

With regards to the impact upon the Conservation Area and street scene, Policy CN11 of the Adopted SDLP aims to ensure that views from and into Conservation Areas are safeguarded. Policy D3 requires that that extensions are compatible in terms of the scale, design and character of the existing property and integrated carefully with the surroundings.

The more traditional part of the Village of Fovant is characterised by stone built two storey dwellings, however, this part of Fovant has a more modern pattern and character of development.

The proposed extension is considered appropriate to the overall appearance of the dwelling utilising gable roof and dormer windows to compliment the main elevation of the dwelling. The District Council's Conservation Officer considers that the proposal will improve the existing appearance of the house, in that it will balance the flat roof extension.

Another letter of concern has been received which relates to the building works and possible obstruction to the highway and nuisance from noise. However, obstruction to the highway and noise nuisance is covered by other legislation and is not a material planning consideration.

However, owing to the proximity to adjacent dwellings it is considered prudent to condition hours of building.

3) Flooding

The Environment Agency were consulted on this application. The Agency has determined that the proposal can be classified as a minor extension and does not wish to object to the application, but has recommended that certain guidance be followed (which is recommended as an informative).

CONCLUSION

This application has been considered against the relevant policies of the Adopted SDLP. The proposed extension is considered to be appropriate to the overall appearance of the dwelling and an improvement to the street scene and thus the conservation area by balancing the existing flat roof extension. Subject to conditions restricting additional windows, it is also considered that residential amenity will be preserved.

RECOMMENDATION: **APPROVE** subject to the following conditions:

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (A07A)

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

(2) The materials to be used in the construction of the external surfaces of the extension(s) hereby permitted shall match those used in the existing building. (D01A)

Reason: To secure a harmonious form of development in accordance with policy D3 of the Adopted Salisbury District Local Plan

(3) The proposed bathroom rooflight window in the north west elevation shall be glazed with obscure glass to the satisfaction of the Local Planning Authority and shall be maintained in this condition thereafter.

Reason: To prevent the undue overlooking of adjoining dwellings in accordance with policy G2 of the Adopted Salisbury District Local Plan

(4) There shall be no windows on the north east side in the first floor elevation of the extension hereby permitted.

Reason: To prevent the undue overlooking of adjoining dwellings in accordance with policy G2 of the Adopted Salisbury District Local Plan

(5) With the exception of internal fitting out, construction work shall not take place outside the hours of 7.00am – 7.00pm Monday – Friday, 7.00am – 1.00pm Saturdays and not at all on Sundays and on Bank Holidays

Reason: In the interests of the amenities of neighbouring properties.

INFORMATIVES:

(1) POLICY

This permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan: G2, H16, D3, CN11

(2) ENVIRONMENT AGENCY

The Environment Agency has recently undertaken level A survey work on this reach of ordinary watercourse and determined that this property lies within the 1 in 100 year indicative flood plain.

Given the flood risk associated with this site it is recommended that the guidance contained within, "Preparing for Floods – Interim guidance for improving the flood resistance of domestic and small business properties" published February 2003 and available from ODPM Free Literature, PO Box 236, Wetherby, West Yorkshire, LS23 7NB. Tel 0870 1226 236, Fax 0870 1226 237 or email odpm@twoten.press.net

NOTES:

S/2003/1923	08/09/03 11:44:48	03/11/03 11:44:48	MR & MRS J RIDOUT
SEDG			MINERVA DESIGN
Easting: 386437.9	Northing: 127022.8		

PROPOSAL:	FULL APPLICATION -LOFT CONVERSION INTO TWO BEDS AND BATHROOM WITH ADDITION OF TWO DORMER WINDOWS
LOCATION:	LANGLANDS HUGGLERS HOLE SEMLEY SHAFTESBURY SP7 9HG

REASON FOR REPORT TO MEMBERS

Contrary to PC's recommendation

SITE AND ITS SURROUNDINGS

Langlands is a detached, stone, mock Georgian property built some thirty years ago, located within the hamlet of Hugglers Hole. It is sited within the Special Landscape Area and within the Housing Policy Boundary of Hugglers Hole.

THE PROPOSAL

It is proposed to insert two dormer windows within the roof space of the west and east elevations. The dormers will centrally placed within the front portion of the roof with an arched roof and nine light casement windows to match the existing.

PLANNING HISTORY

- | | | | | |
|----|-----------|--|----|----------|
| 1. | 1984/1715 | Replace Existing Flat Roof with Pitched | AC | 05/02/85 |
| 2. | 1990/0242 | Erection of Porch | AC | 20/03/90 |
| 3. | 2000/0647 | Extension to Dwelling & Replacement
Garage with Bedsit Over | AC | 01/11/00 |

CONSULTATIONS

None

REPRESENTATIONS

Advertisement	No
Site Notice displayed	Yes
Departure	No
Neighbour notification	No
Neighbour response	Yes
Parish Council response	Yes

The Parish Council objects in principle, as they believe that dormer windows are out of character in the area and therefore they cannot support the inclusion of a dormer window.

MAIN ISSUES

1. Scale & Design
2. Impact on Neighbour

POLICY CONTEXT

Adopted SDLP policies G2, D3 & C6

PLANNING CONSIDERATIONS

Scale & Design

Langlands is a neo Georgian property built some thirty years ago. It is an agreeable building but not of outstanding architectural merit. The dormers are subservient to the existing property and have been very sensitively handled using a traditional design. The appearance and materials are in keeping with the overall character of the house and historically many Georgian properties would have dormers such as this. It is not considered to create a precedent within the hamlet as each individual application is dealt with on its individual merits.

Impact on Neighbour

The property is located some distance from the neighbouring properties and the addition of dormer windows is not considered to have a detrimental impact on the privacy of the adjacent dwellings.

CONCLUSION

The addition of the dormer windows is considered to be compatible with the existing property and surrounding area in terms of character, scale, design and siting and therefore conforms with Adopted SDLP policy D3 and C6. In addition the proposal will not unduly disturb, interfere or conflict with the adjacent dwellings to the detriment of existing occupiers and it is considered to conform with Adopted SDLP policy G2 (vi).

RECOMMENDATION:

APPROVE subject to the following conditions:

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (A07A)

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

INFORMATIVE:

This permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan (G2, D3, C6).

NOTES:

S/2003/1946	11/09/03	06/11/03	MR & MRS J MIDDLETON
SUTT			ANTHONY CHARLES SOUTHEY RIBA
Easting: 398670.3	Northing: 128839.8		

PROPOSAL:	FULL APPLICATION -INSERTION OF 9 NO DORMERS
LOCATION:	COTSWOLD CREST SUTTON HILL SUTTON MANDEVILLE SALISBURY SP3 5ND

REASON FOR REPORT TO MEMBERS

Councillor Green has requested that this item be determined by Committee due to the interest shown in the application and a site visit be held.

Contrary to PC's recommendation

SITE AND ITS SURROUNDINGS

Cotswold Crest is located within open countryside and the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. The house is single storey and occupies an elevated position above the surrounding dwellings. The site is well screened by mature trees and hedging to the boundaries of the site, but the roof is visible when approaching Sutton Hill from the east.

THE PROPOSAL

It is proposed to add 9 dormer windows to the roofslopes of the dwelling.

PLANNING HISTORY

1981/1252 Outline application – erection of bungalow and garage at land near 'The Malt House' AC 28.04.82

1983/361 Reserved Matters application – erection of bungalow and garage AC 21.07.83

1990/1270 Full planning application – new garage and covered way AC 06.10.90

CONSULTATIONS

None

REPRESENTATIONS

Advertisement No

Site Notice displayed Yes, expiry date 16th October 2003

Departure No

Neighbour notification Yes, expiry date 3rd October 2003

Neighbour response Yes 13 letters of objection, summarised as follows;

- Adverse impact upon residential amenity – loss of privacy through overlooking and light pollution from the dormer windows.
- Adverse impact upon the AONB and surroundings including Church– the bungalow is the only modern dwelling on a prominent site and is out of character with the surrounding traditional/historic dwellings and Church. The proposal will have an adverse impact visually similar to extensions and alterations to another dwelling, Eastgate, to the east of the site, by making the dwelling more prominent within the landscape and more out of keeping with the

surroundings. Any tree felling to the boundaries of the site would exacerbate this and during the winter when the trees are bare.

- Agricultural tie – a number of neighbour letters have raised concern that the dwelling was originally intended to be a modest agricultural dwelling and that a previous application for a two storey house on the site had been refused. There are no records of such an application and there are no agricultural occupancy restrictions on the dwelling.
- Impact upon housing stock – the enlargement will reduced the stock of smaller more affordable houses in the village
- If permission should be given, the ridge height should be retained.

Parish Council response Object

This development would have an adverse impact on the integrity of the immediate area with the dormer windows drawing further attention to a dwelling that does not marry in with the local vernacular.

MAIN ISSUES

- 1) Design, impact upon residential amenity and surrounding landscape

POLICY CONTEXT

Adopted SDLP policies G2 (General), C4 & C5 (AONB), C24 & H31 (extensions in the countryside), D3 (Design)

PLANNING CONSIDERATIONS

- 1) Design, impact upon residential amenity and surrounding landscape

The proposal seeks the addition of nine dormers to Cotswold Crest, three to each of the west, east and south roofslopes. The dormers will have gable ends and pitched roofs. The ridge height of the existing dwelling will be maintained. The additional accommodation will provide two bedrooms, a craft/arts studio, dressing room, two bathrooms and nursery/store.

Considerable concern and objections have been received from neighbouring residents to the proposal (summarised above). To clarify some points raised, there are no records of a planning application for a two storey dwelling on the site and there are no agricultural occupancy restrictions on the dwelling.

The plans have also included details that new gable windows will be inserted into the east and west elevations of the dwelling at first floor and the sill levels of existing windows raised and lowered. These proposals do not require planning permission and can be completed under permitted development.

The objections raised are mainly concerned with overlooking and impact upon the landscape. With regards to overlooking, the surrounding dwellings are all located at a lower level to the site, however due to boundary screening and distance of the dwelling from the neighbouring dwellings it is not considered that residential amenity will be significantly affected by the proposal warrant refusal of the application.

With regards to the visual impact of the proposal, the concrete tiled roof of the existing dwelling is currently visible above the hedge on the east boundary of the site. The existing ridge height of the dwelling is maintained in the proposal, but the dormer windows will be visible. Objections to the proposal are concerned that this will have an adverse impact upon the landscape by making the dwelling, which is already out of character with the more traditional dwellings in the locality, more prominent. However, it is considered that the proposed dormer windows will improve the overall appearance of the dwelling and more in keeping with the surroundings. Dormer windows are a traditional means of extending a dwelling, and in this case the small scale and design of the dormers are considered appropriate, subject to conditioning any approval with regards to the tiles used.

It should also be noted that under permitted development, the insertion of rooflights within and flush with the roofslope of the dwelling would not required planning permission.

CONCLUSION

Cotswold Crest is located within open countryside and the Cranborne Chase and West Wiltshire Downs AONB, and this application has been considered against the relevant policies of the Adopted SDLP. Whilst the proposal to add dormer windows to the roofslope will be visible from the surrounding landscape, subject to conditioning materials, it is considered that the dormers will improve the overall appearance of the dwelling to be more in keeping with the more traditional dwellings in the locality. In addition, whilst the property has an elevated position over the surrounding dwellings, it is considered that residential amenity will not be significantly affected due the distance between dwellings and boundary screening.

RECOMMENDATION: **APPROVE** subject to the following conditions:

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (A07A)

Reason: For the avoidance of doubt.

(2) No development shall take place until samples of the tiles to be used in the construction of the external surfaces of the development 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.

Reason: To secure a harmonious form of development in accordance with policies D3, H31, C5, and C24 of the Adopted Salisbury District Local Plan

INFORMATIVE: - POLICY

This permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan: G2, C4, C5, C24, H31, D3

NOTES: