

# AGENDA

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**Meeting:** Southern Area Planning Committee

**Place:** Marlborough Room, The Red Lion Hotel, 4 Milford Street, Salisbury, SP1 2AU

**Date:** Thursday 14 November 2024

**Time:** 4.00 pm

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Please direct any enquiries on this Agenda to Lisa Alexander of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01722 434560 or email [lisa.alexander@wiltshire.gov.uk](mailto:lisa.alexander@wiltshire.gov.uk)

Press enquiries to Communications on direct lines 01225 713114/713115.

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## **Membership**

Cllr Andrew Oliver (Chairman)

Cllr Sven Hocking (Vice-Chairman)

Cllr Richard Budden

Cllr Sam Charleston

Cllr Brian Dalton

Cllr George Jeans

Cllr Charles McGrath

Cllr Nabil Najjar

Cllr Bridget Wayman

Cllr Rich Rogers

Cllr Ricky Rogers

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## **Substitutes:**

Cllr Trevor Carbin

Cllr Ernie Clark

Cllr Kevin Daley

Cllr Ian McLennan

Cllr Graham Wright

Cllr Robert Yuill

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## **Recording and Broadcasting Information**

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## **Public Participation**

Please see the agenda list on following pages for details of deadlines for submission of questions and statements for this meeting.

For extended details on meeting procedure, submission and scope of questions and other matters, please consult [Part 4 of the council's constitution](#).

The full constitution can be found at [this link](#).

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# AGENDA

## Part I

Items to be considered when the meeting is open to the public

1 **Apologies**

To receive any apologies or substitutions for the meeting.

2 **Minutes of the Previous Meeting** (*Pages 5 - 18*)

To approve and sign as a correct record the minutes of the meeting held on 17 October 2024.

3 **Declarations of Interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

4 **Chairman's Announcements**

To receive any announcements through the Chair.

5 **Public Participation**

The Council welcomes contributions from members of the public.

### **Statements**

Members of the public who wish to speak either in favour or against an application or any other item on this agenda are asked to register **no later than 10 minutes before the start of the meeting**. If it is on the day of the meeting registration should be done in person.

The rules on public participation in respect of planning applications are linked to in the Council's Planning Code of Good Practice. The Chairman will allow up to 3 speakers in favour and up to 3 speakers against an application, and up to 3 speakers on any other item on this agenda. Each speaker will be given up to 3 minutes and invited to speak immediately prior to the item being considered.

Members of the public and others will have had the opportunity to make representations on planning applications and other items on the agenda, and to contact and lobby their local elected member and any other members of the planning committee, prior to the meeting.

Those circulating such information prior to the meeting, written or photographic, are advised to also provide a copy to the case officer for the application or item, in order to officially log the material as a representation, which will be verbally summarised at the meeting by the relevant officer, not included within any officer slide presentation if one is made. Circulation of new information which has not been verified by planning officers or case officers is also not permitted during the

meetings.

### **Questions**

To receive any questions from members of the public or members of the Council received in accordance with the constitution which excludes, in particular, questions on non-determined planning applications.

Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front of this agenda no later than 5pm on Thursday 7 November 2024, in order to be guaranteed of a written response. In order to receive a verbal response questions must be submitted no later than 5pm on Monday 18 November 2024. Please contact the officer named on the front of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Committee members prior to the meeting and made available at the meeting and on the Council's website.

6 **Planning Appeals and Updates** (*Pages 19 - 20*)

To receive details of completed and pending appeals and other updates as appropriate.

### **Planning Applications**

To consider and determine the following planning applications.

7 **Application Number: PL/2024/03723 - Springhill, Old Blandford Rd**  
(*Pages 21 - 36*)

Two storey and single storey extensions and associated alterations.

8 **Urgent Items**

Any other items of business which, in the opinion of the Chairman, should be taken as a matter of urgency

### **Part II**

Items during whose consideration it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed

## Southern Area Planning Committee

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**MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 17 OCTOBER 2024 AT MARLBOROUGH ROOM, THE RED LION HOTEL, 4 MILFORD STREET, SALISBURY, SP1 2A.**

**Present:**

Cllr Sven Hocking (Vice-Chairman, in the Chair), Cllr Richard Budden, Cllr Sam Charleston, Cllr Brian Dalton, Cllr George Jeans, Cllr Nabil Najjar, Cllr Bridget Wayman and Cllr Ricky Rogers

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51 **Apologies**

Apologies were received from:

Councillor Andrew Oliver (Chairman)  
Councillor Charles McGrath

52 **Minutes of the Previous Meeting**

The minutes of the meeting held on 12 September 2024 were presented.

**Resolved:**

**To approve as a correct record and sign the minutes.**

53 **Declarations of Interest**

There were no declarations of interest.

54 **Chairman's Announcements**

The Chairman explained the meeting procedure to the members of the public.

55 **Public Participation**

The committee noted the rules on public participation.

56 **Planning Appeals and Updates**

The committee received details of the appeal decisions as detailed in the agenda.

It was;

**Resolved:**

**To note the report.**

57 **Application Number: PL/2023/07895 - Poles Farm, Swallowcliffe, Wiltshire, SP3 5NX**

Public Participation

Ms Lyndsay Boothman spoke in objection to the application

Ms Rebecca Rymer spoke in objection to the application

Mr Andrew Wass spoke in objection to the application

Mr Matthew Haley (agent) spoke in support

Mr Ken Bolan (Applicant) spoke in support

Cllr Amanda Brockway of Swallowcliffe Parish Council spoke in objection to the application.

The Planning Officer, Joe Richardson, introduced a report which recommended that the application for the demolition of existing barns and erection of new four bed residential home and detached car port/garden store, be approved. Key details were stated to include the principle of development and impact upon neighbour amenity.

Attention was drawn to additional correspondence which had been sent to members and officer by a third party.

The presentation included context to the flood zones, current access, the removal of buildings 5,8 and 10 as shown on the Wiltshire Building Record extract, previous planning permissions associated with the farmhouse, the site in relation to the neighbouring properties and the existing and proposed block plans.

Members of the committee then had the opportunity to ask technical questions of the officer. Details were sought on the difference between the original footprint and the proposed, it was clarified that the proposed property was set back slightly, and the roof height would be higher in places.

The Council's duty in relation to the Dark Skies Initiative was raised, with consideration to the need for reduced lighting on sites within the AONB.

In relation to evidence of flooding, there had been a historic photograph circulated by a third party which depicted an area of flooding at the site. The Officer clarified that no building works were proposed on flood zones 2 or 3, only in zone 1, and that there was no further evidence that suggested the site flooded.

The default use for the site was currently agricultural, part of the application was to change the use to residential.

Attention was drawn to the conditions recommended by the Highways Officer and the access which would be created by the removal of the Hosier building from the site. The Officer noted that a large increase in vehicular movement was not anticipated on the site.

Members of the public then had the opportunity to present their views to the committee as detailed above, with the Parish Council representative highlighting their objections, as set out in the report.

The Unitary Division Member, Councillor Nabil Najjar then spoke on the application, noting that he rarely called applications in to Committee for consideration, however due to the high level of objections received on the application and the objection of Swallowcliffe Parish Council, he felt that the weight of community concern justified a call in.

Cllr Najjar highlighted areas of concern which included the scale of the proposed development, noting that it was too large and not in keeping with the other nearby properties. He did not consider the development to be infill as it was set further back from the others and encroached on agricultural land and a pond.

There would be a loss of green space to achieve the property which was considered too large for the plot. The significance of the AONB site was raised, in that there was a responsibility to protect and preserve such sites and to limit light pollution where possible.

Cllr Najjar noted the Highways comments on access, suggesting that they did not have the benefit of local knowledge on the difficulties there were due to the narrow nature, suggesting that creating additional pressure would be asking too much on the narrow entrance and egress point.

Cllr Najjar then moved the motion of refusal, stating the reasons to be size and scale, impact on drainage and flooding, not considered as an infill development and the impact on AONB and dark skies.

This was seconded by Councillor Bridget Wayman.

A debate followed where the matter of drainage consent was discussed, noting that it was a separate matter between the applicant and the Environment Agency.

It was noted by the Officer that seeking comments from AONB was not compulsory for each application, however the AONB had been consulted on this application.

Whilst discussing flooding, the Committee considered the possibility that should it be minded to refuse the application then there would be scope for the applicant to go to appeal. If one of the reasons for refusal was flooding, then this would be considered by an inspector, and as there were no objections

based on flooding from the statutory consultees, subject to conditions, this element may not be supported by an inspector.

The original mover of the motion, Cllr Najjar was asked whether he would consider removing that element from the reasons for refusal, which he agreed to do.

Cllr Najjar then revised his motion to include the reasons as:

1. Scale
2. Infill
3. Impact on AONB

The original seconder Cllr Wayman agreed to support the amended motion.

The Committee was split in its view on the design and whether the proposal was in keeping with the other dwellings nearby.

The roof lights would create an element of lighting which currently was not present, as the existing barn did not have lighting. In addition, the Committee discussed the damage to the local eco system and wildlife corridor.

At the close of debate, the Committee voted on the motion of Refusal, against Officer recommendation, for the reasons as listed above.

It was,

### **Resolved**

**That planning permission for PL/2023/07895 be Refused, for the following reason(s):**

**It is proposed to demolish an existing Dutch barn and remove other structures within the Poles Farmhouse complex, and provide a four-bedroom dwellinghouse, outbuilding and residential curtilage. The site is within a Conservation Area and the landscape of the Area of Outstanding Natural Beauty (AONB), where new residential development is limited. Due to the overall size, scale and positioning of the development proposal, it would result in an overly large dwellinghouse that is not considered to be compliant with the Council's "infill" policy, and which would cause significant harm to the character and setting of the area, and the wider AONB by way of the resulting light pollution created. Consequently, the proposal is contrary to the aims of Core Policies CP2, CP51, CP57 and CP58 of the Wiltshire Core Strategy, and the aims of AONB Management Plan and the NPPF.**

58 **Application Number: PL.2024.03325 - Wyckfield, Homington Road, Coombe Bissett, SP5 4LR**

58 Public Participation



Nicholas Artiss (Applicant) spoke in support of the application  
Charlotte Watkins (Agent)

The Planning Officer, Joe Richardson, introduced a report which recommended that the application for the Demolition of out buildings and erection of 1 self-build residential dwelling, access, parking, landscaping and associated works, be refused. Key details were stated to include the principle of development and impact upon neighbour amenity.

Members of the committee then had the opportunity to ask technical questions of the officer. Details were sought on the flood zone areas, where it was noted, the site was situated mainly in flood zone 2 and partially within flood zone 3.

Clarification was sought on whether there were any restrictions on roof lights due to the site being just inside the Cranbourne Chase.

Members of the public then had the opportunity to present their views to the committee as detailed above.

The Chairman read a statement on behalf of the Unitary Division Member, Councillor Richard Clewer, as he was not in attendance.

The key issue and the reason for the call in, was the question of flooding. Other potential issues appeared to have been resolved through statutory consultee responses.

At face value, flood zones would rule the application out, however, the land on which the house would be built was currently occupied by a tarmac tennis court, an impermeable surface. The replacement of this with a house required a judgement call from a planning perspective, which he believed should be put to a committee to consider, in light of views from the applicant and officers.

Lastly, he noted that the views of the Parish Council summed up the issue well and after consideration and discussion with the planning officer he felt there was enough nuance and balance of judgement for a committee to be best placed to make a decision.

Cllr Hocking moved the motion of Approval against officer recommendation.

This was seconded by Councillor Nabil Najjar.

The Committee asked the case officer to read out suggested conditions which could be applied should the application be approved.

The Committee agreed to add an additional condition relating to external light pollution, with an informative around internal lighting.

A debate followed where issues relating to flood zone 3 were discussed. The Committee queried whether the development would result in pushing the

flooding issue to another area. The Officer noted that the required sequential test would establish that, when carried out.

In response to debate on roof lights, the Officer noted that if a different style of window was selected, such as dormer windows, that would raise different issues.

At the close of debate, the Committee voted on the motion of Approval, as detailed above, with the conditions and informative as stated by the Officer.

It was,

**Resolved:**

**That planning permission for application PL/2024/03325 be granted Subject to the following conditions:**

**1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

**REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.**

**2 The development hereby permitted shall be carried out in accordance with the following approved plans:**

**DWG No: 3098-105 Site Location Plan Date Received 17.04.24**

**DWG No: 3098-101 Rev D Proposed Site Layout Plan Date Received 28.08.24**

**DWG No: SF32995-001 Rev B Proposed Elevations, Floor and Section Plans Date Received 04.04.24**

**DWG No: 3098-102 Rev A Existing and Proposed Street Scene Plan Date Received 04.04.24 Flood Risk Assessment undertaken by Rappor Consultants Ltd dated March 2024 Date Received 04.04.24**

**Nutrient Avon Calculator Date Received 19.09.24**

**Preliminary Ecological Assessment undertaken by Ellendale Environmental Dated June 2023 Date Received 04.04.24**

**REASON: For the avoidance of doubt and in the interests of proper planning.**

**3 Prior to the commencement of the development hereby permitted above slab level, details of the external materials for the new dwellinghouse to include the brick plinth, cladding, roofing material and materials to be used for the dormer windows, glazing, rooflights, doors, windows, rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. Details of the hard surface material (that shall be permeable) to be used for the parking area and; details of the materials to be used in the construction of the boundary walling to sub-divide the site with an elevational drawing showing the walling detail shall be submitted to and approved in writing by the Local Planning Authority.**

Development shall be carried out in accordance with the approved details.  
**REASON:** In the interests of amenity, the wider landscape context area including the Conservation Area and flood resilience.

4 Prior the demolition of any outbuilding associated with the development hereby permitted, a repair schedule for the boundary walling as shown on approved drawing DWG No: 3098-101 Rev D shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**REASON:** To preserve and enhance the character of the Conservation Area.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the eastern or western elevations of the dwellinghouse hereby permitted.

**REASON:** In the interests of residential amenity and privacy.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A, B, C or E shall take place on the dwellinghouse hereby permitted or within its curtilage.

**REASON:** In the interests of the amenity of the area, flood prevention and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

7 The residential unit in the development hereby permitted shall be constructed as a self-build dwelling within the definition of self-build and custom build housing in the 2015 Act:

i. The first occupation of the unit in the development hereby permitted shall be by a person or persons who had a primary input into the design and layout of the unit and who intends to live in the unit for at least three years;

ii. The Council shall be notified of the person who intend to take up first occupation of the unit in the development hereby permitted at least two months prior to first occupation.

**REASON:** To define the scope of the planning permission and in order for the Council to have an up-to date self-build register in accordance with Section 1 of the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016).

8 The finished ground floor level of the dwellinghouse hereby permitted shall be set no lower than 58.81m AOB as stated in paragraph 5.6 of the Flood Risk Assessment undertaken by Rappor Consultants Ltd dated March 2024 Date Received 04.04.24

**REASON:** In the interests of flood resilience.

**9 Notwithstanding the approved Flood Risk Assessment, no development shall commence on site until a drainage and surface water drainage scheme for the site (based on sustainable drainage principles SuDS) has been submitted to and approved in writing by the Local Planning Authority. It shall include:**

- **The 1 in 30 year rainfall event is contained within the drainage system without causing flooding to any part of the site;**
- **The 1 in 100 year plus climate change rainfall event does not cause flooding to any building (including a basement);**
- **How surface water and pollution control will be managed during construction;**
- **A plan showing overland flow routes across the site to demonstrate that exceedance flows in excess of the 1 in 100 year storm and climate change is wholly and fully managed on site and do not pose a risk to people or property (including those up and downstream of the site).**

**The surface water scheme shall be implemented before the first occupation and/or use of the development and be constructed in accordance with the approved details.**

**REASON: To record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and to make this evidence and any archive generated publicly accessible.**

**10 No development shall commence within the approved site location plan DWG No: 3098 –105, until:**

- a) **A written programme of archaeological investigation, which should include on-site work and offsite work such as the analysis, publishing and archiving of the results, has been submitted to and approved in writing by the Local Planning Authority; and**
- b) **The approved programme of archaeological work has been carried out in accordance with the approved details as evidenced by the submission to the Local Planning Authority of a satisfactory report on the results within six months of the conclusion of archaeological monitoring on site.**

**REASON: To record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and to make this evidence and any archive generated publicly accessible.**

**11 The development hereby permitted shall not be occupied until the first 5m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.**

**REASON: In the interests of highway safety.**

**12 Any gates shall be set back 5m from the edge of the carriageway, such gates to open inwards only.**

**REASON:** In the interests of highway safety.

**13** No part of the development hereby permitted shall be occupied until the access, turning area & parking spaces [3] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

**REASON:** To ensure that adequate provision is made for parking within the site in the interests of highway safety.

**14** The proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

**REASON:** To ensure that the highway is not inundated with private water.

**15** The overnight development hereby permitted shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage).

**REASON:** To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

**16** The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme, or an alternative approved mitigation package addressing the recreational pressure arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

**REASON:** To accord with the Conservation of Habitats and Species Regulations 2017.

**17** The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved mitigation package addressing the additional nutrient input arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

**REASON:** To accord with the Conservation of Habitats and Species Regulations 2017, and Wiltshire Core Strategy Core Policy 69.

**18** The proposed package treatment plant and drainage field shall be installed, maintained and operated in accordance with the submitted specification and details hereby approved. Any subsequent replacements shall have an equivalent or improved performance specification. The package treatment plant and drainage field shall be installed, connected and available for use before the development is occupied and they shall be maintained and operated thereafter for the lifetime of the development.

**REASON:** To provide ongoing and adequate nutrient mitigation for the nutrient neutrality water catchment for the life of the development and to ensure that any future package treatment plant is of an equivalent or improved standard.

**19 Any external lighting that is installed across the application site shall be designed and implemented to minimise sky glow, glare and light trespass. It shall be designed in a downward facing position at all times and shall meet the criteria for Environmental Zone E0 as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2012. Any external lighting installed at the site shall be retained and maintained as such thereafter for the lifetime of the development.**

**REASON: To ensure appropriate levels of amenity are achieved and; to protect the Dark Skies Initiative**

**Informatives: (9)**

**1 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and**

**Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a**

**Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional**

**Information Form has not already been submitted, please submit it now so that we can determine**

**the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please**

**submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice**

**and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website [www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastucturelevy](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastucturelevy)**

**2 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitat Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.**

**3 All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.**

**4 In respect of condition 9, the applicant is advised to refer to Wiltshire Councils Developer Guidance note for soakaways (Developers-guidance-note-surface-water-soakaways-2.pdf (wiltshire.gov.uk))**

**5 In relation to condition 16, evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme means confirmation of payment of the financial contribution to the scheme. An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.**

**6 In relation to condition 17, Evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation Scheme means the certificate of allocation of credits and confirmation of financial contribution to the scheme. An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.**

**7 The application involves an upgrading of the existing vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on [vehicleaccess@wiltshire.gov.uk](mailto:vehicleaccess@wiltshire.gov.uk) and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.**

**8 Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:**

**The use of plant and machinery; Oils/chemicals and materials;**

**The use and routing of heavy plant and vehicles:**

**The location and form of work and storage areas and compounds; The control and removal of spoil and waste.**

**9 The applicant is advised that all rooflights within the dwellinghouse shall be fitted with automatic blinds in order to minimise light spillage and reduce light pollution.**

59 **Application Number: PL/2024/05873 - River House, 9 Hadrians Close, Salisbury, SP2 9NN**

Cllr Sam Charleston left the meeting

Public Participation

Ms T Barsby spoke in objection to the application

Mr Nigel Lilley (Agent) spoke in support of the application

The Planning Team Leader, Richard Hughes, introduced a report which recommended that the application for alterations and extension at first floor level be approved. Key details were stated to include the principle of development and impact upon neighbour amenity.

Members of the committee then had the opportunity to ask technical questions of the officer. Details were sought on whether there were any windows on the gable end of the neighbouring property, where it was confirmed, there were some windows which looked out on to a high hedge.

The Officer also confirmed that there was no footpath on the other side to the river.

Members of the public then had the opportunity to present their views to the committee as detailed above.

The unitary division member, councillor Ricky Rogers then spoke on the application, noting that it was his view that the proposal amounted to overdevelopment of the site.

Cllr Rogers highlighted the concerns of neighbouring residents in Lower Road and Hadrian's Close, who would be impacted by the development if approved, due to a change to the setting of the area.

It was further noted that there was enough ground around the existing dwelling to accommodate more rooms without building up another level.

Cllr Ricky Rogers then moved the motion of refusal on the grounds of CP57, impact on neighbouring properties and streetscene, overdevelopment and design.

This was seconded by Councillor Brian Dalton.

A debate followed where the Committee discussed the design of the proposed development and the impact to the character of the area, noting that a 3-storey structure would stick out above the other dwellings.

The development was considered to be over development of the site and of poor design.



At the close of debate, the Committee voted on the motion of refusal against officer recommendation, as detailed above.

It was,

**Resolved:**

**That planning permission for PL/2024/05873 be Refused for the following reasons:**

**The proposal would add an additional floor to the existing split level dwelling, thus creating a three storey dwelling as seen from the side and rear, which would be visible from the adjacent housing area, which consists of more modest two storey dwellings. It is considered that the overall design and visual appearance of the resultant dwelling as enlarged would be unsympathetic to, and out of keeping with, the character of the surrounding area, contrary to the aims of policy CP57 of the adopted Wiltshire Core Strategy and associated adopted Wiltshire Design Guide.**

60 **Urgent Items**

There were no urgent items

(Duration of meeting: 3.00 - 5.20 pm)

The Officer who has produced these minutes is Lisa Alexander of Democratic Services, direct line 01722 434560, e-mail [lisa.alexander@wiltshire.gov.uk](mailto:lisa.alexander@wiltshire.gov.uk)

Press enquiries to Communications, direct line 01225 713114 or email [communications@wiltshire.gov.uk](mailto:communications@wiltshire.gov.uk)

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**Wiltshire Council  
Southern Area Planning Committee  
14<sup>th</sup> November 2024**

There are no Planning Appeals Received between 04/10/2024 and 01/11/2024

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Start Date	Overturn at Cttee
PL/2023/08067	High View and Bonakers Farm, Idmiston Road, Porton, Salisbury, SP4 0LD	Idmiston	Demolition of existing dwelling and annexe and construction of 4 dwellings	SAPC	Written Representations	Approve with Conditions	07/10/2024	Yes
PL/2024/02554	Brindisi, Pollen Lane, Figheldean, Salisbury, SP4 8JR	Figheldean	Demolishing existing property, build replacement dwelling.	DEL	Written Representations	Refuse	01/11/2024	No
PL/2024/04269	57 Wilton Road, Salisbury, SP2 7ER	Salisbury	Conversion of poster advertisement display to support digital poster.	DEL	Written Representations	Refuse	15/10/2024	No

Planning Appeals Decided between 04/10/2024 and 01/11/2024

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Decision	Decision Date	Costs Awarded?
PL/2023/05294	50 Church Street, Amesbury, Salisbury, SP4 7EU	Amesbury	Proposed rear extension, dormer windows and conversion of existing garage	DEL	Householder	Refuse	Allowed with Conditions	01/11/2024	None
PL/2023/07494	57, East Hatch, Tisbury, Salisbury, SP3 6PH	West Tisbury	Barn / store with adjacent hardstanding	DEL	Written Reps	Refuse	Allowed	17/10/2024	None

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## REPORT FOR SOUTHERN AREA PLANNING COMMITTEE

Report No.

<b>Date of Meeting</b>	14 November 2024
<b>Application Number</b>	PL/2024/03723
<b>Site Address</b>	Springhill, Old Blandford Road, Salisbury, SP2 8DE
<b>Proposal</b>	Two storey and single storey extensions and associated alterations
<b>Applicant</b>	Mr M Maidment
<b>Town/Parish Council</b>	Salisbury
<b>Electoral Division</b>	Salisbury Harnham West ED– Cllr Brian Dalton
<b>Grid Ref</b>	51.054199, -1.809319
<b>Type of application</b>	Householder
<b>Case Officer</b>	Hayley Clark

### Reason for the application being considered by Committee

At the request of the elected member Cllr Brian Dalton for the following reasons -

- scale of development,
- visual impacts on surrounding area,
- relationship to adjoining properties and,
- design (bulk, height, general appearance).

### 1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations. Having reached a balanced conclusion, the report recommends that planning permission be **APPROVED SUBJECT TO CONDITIONS**.

### 2. Report Summary

The main issues to consider are:

1. Principle
2. Scale, design, impacts on the character and the appearance of the area
3. Residential amenity
4. Highway issues
5. Other considerations

### 3. Site Description

The application site is located on the south side of Old Blandford Road towards the western edge of Harnham. Harnham is located within an established residential area within the settlement boundary of the City of Salisbury; Salisbury is defined as a principal settlement by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 20 (Spatial Strategy for the Salisbury Community Area).

The site is a detached two storey brick built dwelling located within a large residential plot . The dwelling is set back from the road with parking to the front, access via an established existing access from Old Blandford Road. The dwelling is surrounded by amenity space, which is predominantly laid to lawn, the site slopes down towards the south. The site comprises boundary treatments of predominantly mature hedging and trees. The site is surrounded by other residential dwellings and their associated amenity space and parking. The site also lies within the Hampshire Riven Avon Catchment area and partly within the Special Landscape Area (SLA).

Below is an extract from the submitted Location Plan : -



Extract below showing settlement boundary in black and SLA shaded green with stripes, noting the dwelling and area for development lie outside of the SLA.



#### 4. Planning History

S/1989/1500 O/L application - erection of block of 14 flats with alterations to access.  
Refused

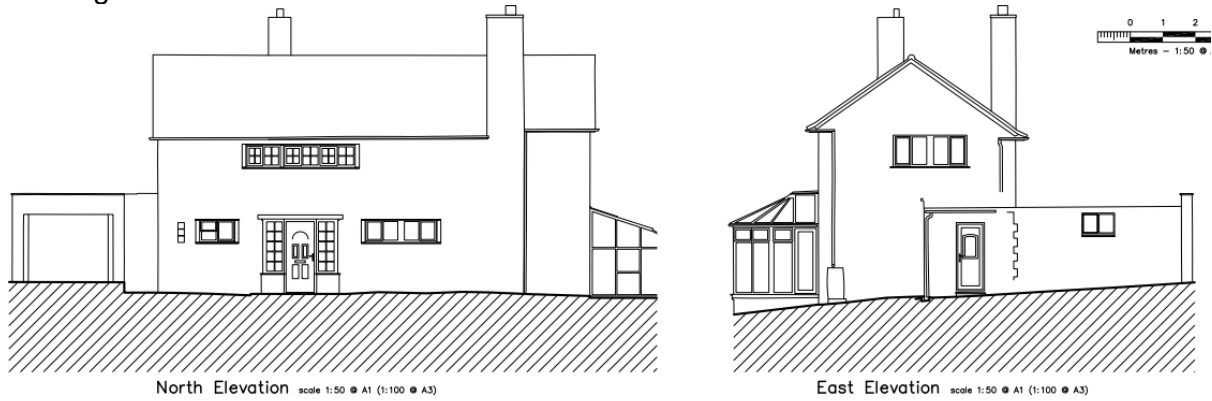
S/1988/0950 demolition of existing house and outline application for three storey Georgian style building containing 16 flats in half acre to blend in with existing. Refused

#### 5. The Proposal

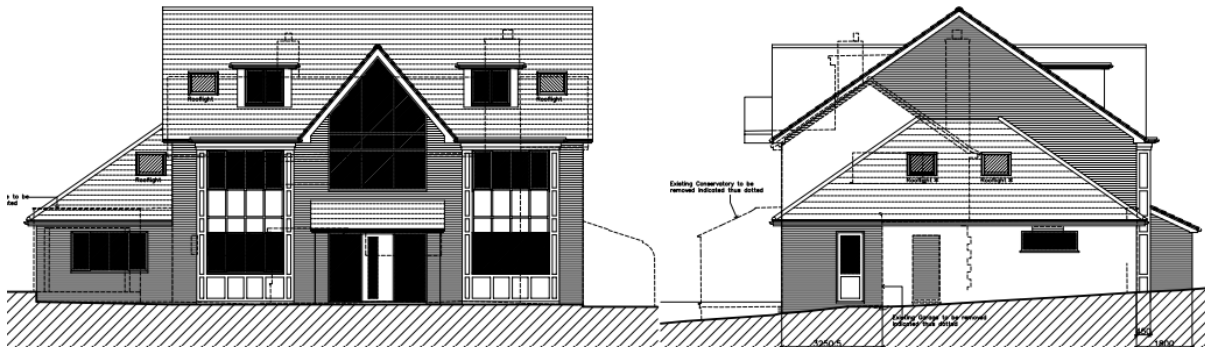
The proposal is a householder application seeking permission for the erection of two storey and single storey extensions.

During the course of the application, amendments have been made and the scheme reduced to remove a three bay detached garage with annexe above and to reduce the scale of the two storey side extension on the east elevation of the existing dwelling.

Existing north and east elevations



Proposed north and east elevations



Existing south and west elevations



Proposed south and west elevations



Proposed site plan below with areas for extension shaded grey to the north and east of the existing dwelling.



## 6. Planning Policy

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)  
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places)

### **Wiltshire Core Strategy (2015)**

Core Policy 1 – Settlement Strategy  
Core Policy 2 – Delivery Strategy  
Core Policy 20 – Spatial Strategy for the Tidworth Community Area  
Core Policy 51 - Landscape  
Core Policy 57 - Ensuring High Quality Design and Place Shaping  
Core Policy 69 - Protection of the River Avon SAC

### **Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy):**

C6 (Special Landscape Character Area)

### **Supplementary Planning Documents:**

Wiltshire Design Guide  
Creating Places Design Guide  
Wiltshire Local Transport Plan – Car Parking Strategy

## 7. Summary of consultation responses

**Salisbury City Council** – had no comments to make on the original submission and objected to amended plans in support of neighbours comments of loss of light and overlooking of Havendale and suggest better possibility for scope for development to the south of property.

**WC Highways** – No objection

I refer to the above planning application for a two storey extension and alterations and garage annexe.

The garage will offer 3 parking spaces and the site has adequate additional space for turning and additional parking if required.



The existing vehicle access is not proposed to be altered as part of this application.

I wish to raise no highway objection.

WC Highways was not reconsulted on the amended plans as these removed the garage/annexe from the scheme and did not affect the parking area.

## 8. Publicity

The application was publicised by neighbour notification to properties immediately adjacent to the site, 22 neighbour representations have been received at the time of writing this report (14 letters of objection and one letter stating no objection subject to conditions for original plans and 7 letters of objection for revised plans). Comments made are summarised below -

Original plans –

- Loss of light to side lounge window of Havendale means will rely on artificial light and increase electric bills. Ama pensioner with mobility restrictions and rarely leave the house
- Overlooking garden patio and conservatory at Havendale
- Loss of light to patio and conservatory at Havendale
- Fence and trees of Springhill already too close to Havendale, have asked applicant to reduce height of leylandii for years
- Proposals look like a commercial venture – Air B&B
- Commercial use will see increase of noise and disturbance
- Building work will impact on health with the noise and disturbance.
- Business use will cause higher level of traffic
- Proposed height of building will set precedent in the area which will impact on privacy
- Proposed installation of a lift shows a commercial use along with number of bedrooms shown
- Object to removal of trees
- Garage extension will cause loss of light to neighbouring properties
- Size to accommodate 6 ensuite bedrooms on 1st & 2nd floor require a building of excessive size. The increased height/width will create significant visual intrusion
- Plans show could be used as a care home, HMO or hotel due to bedrooms and lift, object to a care home which is inappropriate in a quiet residential area due to increased traffic and hazards created by visitors
- Boundary with Mulberries consist of fencing, hedges, trees and bushes which home large community of birds, plans are not clear of intentions with removal of greenery, object to anything which compromises wildlife
- Accept property needs updating and extending has been unoccupied for 5 years
- Proposed horizontal cladding out of keeping with the area where properties are red brick
- Roof noticeably high to accommodate dormers
- Siting of garage/annexe affects Havendale
- Plans show trees to remain but as deciduous would affect privacy for part of year when trees lose leaves.
- West facing upper window directly overlooks
- Extensions will increase size of property by 2 and half times and is more of a new build
- Owner already has a large B&B in the City; plans indicate that is the plans for this site as well

- Highway no objections based on use as a family home but if used as commercial there will be many more vehicles coming and going, staff, delivery for which there is not enough provision for parking/turning on site
- Commercial signage would be needed which would impact the area
- We are 75m away and our deeds state no commercial activity.
- Welcome redevelopment of site into a smaller private family home
- Proposals change 3 bed 2 WC and one bathroom house to 7 WC and 6 bathrooms plus extra in the annexe. Proposals look like individual living not family home.
- Annexe is a large, tall building adjacent to road, property doesn't need a two storey garage/annexe single storey would suffice and have a car port elsewhere
- If approved needs strict restrictions to prevent commercial use
- Plans look great, for a family home it looks absolutely fabulous.
- This section of Old Blandford Road is too fast/busy and used as a rat run with no proper pavement
- Concerns regarding capacity of septic tanks and possibly drainage/sewage issues
- Have successfully objected to the building of flats on the site previously
- The scale, design and layout of the proposal are not in keeping with the surrounding residences
- House should be extended to the south not the north as will have less impact on neighbours

#### Comments on revised plans

- Welcome revisions with removal of garage/annexe and reduction of extension.
- House still extends to the north which impacts on light to Havendale
- North extension not in keeping with other properties which have been staggered to provide open westerly aspect to light.
- Plenty of room in garden to the south to build extensions
- Garage has gone but now have a 5 bed house with no garage. All single family homes have a garage so why a gym but no garage. Will come later so why not now.
- Proposals still look like commercial venture such as HMO, hotel not family home
- Out of keeping with other properties in area
- Will affect privacy, dignity and health and wellbeing of occupier of Havendale
- Multi occupancy: Septic tank issues, additional traffic (no pavements on this area of Old Blandford Road)
- Noise issues both during restorations and after.
- Visually: Not in keeping with all surrounding houses in area.
- Concerns with suggestion of extensions to south as currently proposals are set back and partially obscured by trees. Extending to the south could affect privacy at Mulberries and overlook bedrooms, bathroom and kitchen
- Need to preserve current tree and hedge cover
- Any approval needs to restrict use to family home and not commercial
- Concerns regarding additional traffic with commercial venture

## 9. Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. This requirement is reiterated by the NPPF, which is a material consideration in the decision-making process.

### 9.1 Principle

The site is located within an established residential area within the principal settlement of Salisbury. Core Policies 1 and 2 of the WCS set out a settlement and a delivery strategy for the city and confirm that within a Principal Settlement, the principle of development is considered acceptable.

Furthermore, the site is already in use for residential purposes and the principle of extensions or additions to be used in association with the existing residential use of the site is accepted, subject to the impact of the works on the character of the area and neighbouring amenities. These will, therefore, be addressed in more detail below.

## **9.2 Scale, design, impacts on the character and the appearance of the area**

Core Policy 57 states that “a high standard of design is required in all new developments, including extensions... Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality”.

The application site as existing comprises a three bed two storey brick built dwelling located within a large residential plot. The character of the area comprises an eclectic mix of properties with a range of different scale and designs present. Properties along this part of Old Blandford Road are predominantly set back from the road with the streetscene characterised partly by the hedges and trees forming the roadside boundary.

The proposed development will see a significant increase in the size of the host dwelling with the foot print more than doubling in size and the height increasing by approx. 2.30m. The increase in footprint is to the north and east, noting the extension to the east replaces an existing extension currently used as a garage.

It is understood that the property has been vacant for a number of years and in need of refurbishment. The applicant wishes to overhaul the existing dwelling to provide a family home.

Whilst the proposed extensions and alterations due to their nature do change the character and appearance of the existing dwelling, it is not considered that given the size of the residential plot that these would form an acceptable built form which is out of keeping with the local area. There are other examples along this road of large properties within large residential plots; the application is a large plot which can accommodate a much larger dwelling than the existing without appearing as overdevelopment or having adverse impacts on the character of the area.

The property is set back from the road and well screened by the trees and hedges along the roadside boundary. The property as existing is barely visible from the public realm and whilst the proposed dwelling will have an increased height, it is not considered due to its siting within the plot that it will become prominent from views along Old Blandford Road or that the character of the streetscene will be harmed.

Properties along this southern part of Old Blandford Road are staggered due to the alignment of the road. Whilst the front extension reduces the appearance of the stagger to a degree, it is not considered that the siting of the front extension is detrimental to the character of the locality.

It is considered that the overall appearance of the dwelling will be enhanced through the proposals with a more symmetrical design to both the front and rear elevations. The areas of glazing providing a more contemporary appearance particularly to the rear. In terms of materials, it is proposed to use brick and tiles to match the existing dwelling which is considered to be acceptable in this instance. A deviance from this has been confirmed by

the applicant with the bays at the rear to be painted timber and dormers to be zinc cladding. It has been confirmed that the horizontal cladding as stated on the plans relates to the previous garage which has now been removed from the scheme; the proposed materials raise no particular concerns. Any approval will include a condition relating to proposed materials.

Overall, in this instance, it is not considered that the proposed scale and design of the proposed development is unacceptable for this site and does not have significant harmful impacts on the character and appearance of the streetscene and wider area.

Officers note the third party comments which suggest that the property should be extended to the south and not to the north, however, Officers must assess the acceptability of the proposals as submitted which in this instance is extending to the north and east.

### **9.3 Residential Amenity**

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should “*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*”. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

The application site is located within an established residential area and surrounded by other residential dwellings. Sharing direct boundaries with Springhill are Mulberries to the west, Boundary to the south and Havendale to the east. Properties to the north are separated by Old Blandford Road and are not considered to be adversely affected by the proposed development.

The property known as Boundary is located in excess of 36m from the rear of Springhill, with the rear garden of Springhill providing a good separation distance from the existing dwelling and southern boundary. The southern boundary comprises trees, hedges/bushes which provide a good level of screening as existing, there are no proposals to change this existing boundary treatment. The proposed development does not extend to the south, with the footprint and rear elevation of Springhill remaining as existing, noting that the existing conservatory is to be removed and therefore essentially moving the footprint away from the south boundary. The proposals do however increase the height of the dwelling and add large areas of glazing to the rear, whilst there could be opportunity for additional views to the south, given the separation distance, it is not considered that there will be significant impacts to the amenity of occupiers of Boundary.

Mulberries is located to the west of the application site, the dwelling at Mulberries is located approx. 18m further to the south than Springhill. The proposals do not extend the footprint to the west or south, therefore the built form of Springhill does not encroach on the boundaries with Mulberries. The proposals do see an increase in height and the addition of large areas of glazing to the south elevation and new windows in the west elevation, however, given the distance from Mulberries and existing screening along the west boundaries provided by existing trees and hedges it is not considered that there will be adverse impacts on the amenity of Mulberries.

The main conflict with neighbour amenity is in relation to Havendale to the east. Havendale is located close to the west boundary with Springhill with a small gap of approx. 0.80m

between the west elevation and west boundary. The boundary comprises a mix of brick wall, close boarded fence and greenery (mix of trees and hedges).

The proposals will extend forward to just in front of the front elevation of the garage but will stop before the rear of the brick built part of Havendale.

The objections raised from third parties relate to the loss of light to Havendales side lounge window, conservatory and rear elevation as well as overlooking impacts and impact on health.

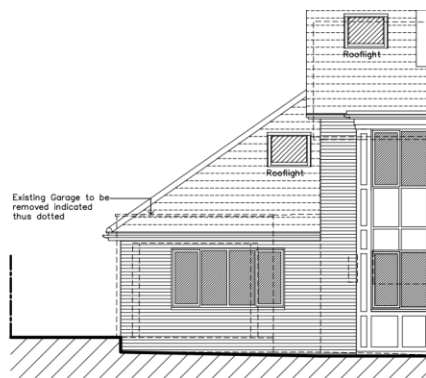
In terms of impact on health, this is acknowledged and understood, unfortunately, impacts on health through development such as this are not material planning considerations.

On the east elevation facing Havendale, the proposed development does not include any openings above ground floor level other than rooflights in the side extension which serve the hobby room. Therefore, it is considered that there are no new openings in the east elevation of the main dwelling which would create direct overlooking towards Havendale, it is however considered prudent to condition the east facing roof lights to be obscure glazed and fixed shut to protect amenity of Havendale. As existing, there are first floor windows in the east elevation facing Havendale which serve bedrooms, these provide views over Havendales rear amenity space. Therefore, the removal of these will be a betterment in terms of overlooking towards Havendale.

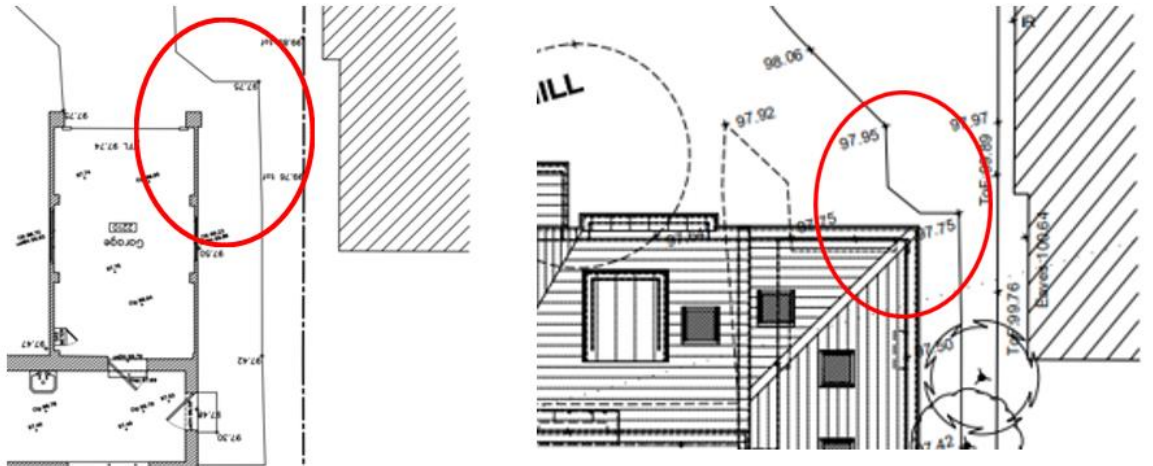
The proposed front and rear windows are located as such that they are not considered to increase existing levels of intervisibility between these neighbouring properties.

In terms of loss of light, the living room at Havendale is served by one small side window in the west elevation, the living space as seen by the case officer is dark with very low levels of natural light and an existing reliance on electric lighting. The proposed extensions do not extend as far forward as this side window which will therefore remain unaffected with no additional loss of light.

The living room then extends into the conservatory, the conservatory is a much lighter space although the light from the west is compromised due to the close proximity to the boundary fence. The main natural light into the conservatory is from the east and south which will remain unaffected by the proposed development at Springhill. The proposed extension to the east elevation of Springill will replace the existing garage but with an increased height through a pitched roof. In terms of impact on light from the side extension, as shown in the extract below which includes the existing garage shown dotted, the pitch of the proposed extension, allows the height and bulk of this additon to minimise impacts to Havendale, Officers therefore are of the opinion that there is no significant loss of light or overbearing impacts from this part of the proposed development.



The two storey front extension and overall increase in height of the property at Springhill is likely to have some impacts on Havendale, the proposals will be seen from Havendale but this is not a reason to object. Springhill as proposed will project further forward in the north east corner close to Havendale. The extracts below form the existing and proposed plans have tried to demonstrate this increase and that in particular the single storey side element is not in essence significantly different to the existing.



The proposed two storey built form will be located approx 7m from the eastern boundary with Havendale, this is considered to provide sufficient separation distance to allow light to access the conservatory and not appear as an overbearing or unacceptable development.

On balance, it is considered that whilst there will be some impacts to the amenity of Havendale, these impacts are not significant enough to warrant a refusal in this instance and Officers do not consider that refusal on neighbour amenity grounds would be defensible at appeal.

Concerns have been raised regarding impacts on neighbour amenity through the noise and disturbance during building works, whilst these concerns are noted, there will always be associated inevitable noise and disturbance during building works but these for householder development such as that proposed with this application are likely to be for a short period of time in comparison to large scale development such as large scale housing developments. A condition could however be added to any approval to restrict hours of work for the build, any unacceptable noise outside of these hours would then need to be reported to Environmental Health and would be dealt with through separate legislation.

#### 9.4 Highways issues

Current parking policy, and the terms and conditions for Wiltshire’s resident parking permit schemes, are presented in ‘LTP3’, which is the third evolution of the Wiltshire Local Transport Plan. LTP3 sets out the Council’s objectives, implementation plans and targets for transport in Wiltshire for the period from March 2011 to March 2026.

Bedrooms	Minimum Spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor Parking	0.2 spaces per dwelling (unallocated)

The application site will increase from a three bed dwelling to a five bed dwelling, thus requiring a minimum of three off road parking spaces to be provided. The site has ample

room to the front to accommodate at least three parking spaces. There are no proposed changes to the existing vehicular access onto Old Blandford Road.

The Highways Authority has been consulted and has raised no objections to the proposals and are content that sufficient parking provision can be provided on site with no adverse impacts on highway safety.

### **9.5 Other Consideration.**

- Officers note the objections received relating to the character of the development being more akin to a commercial property than a family home due to the internal layout with large ensuite bedrooms. Concerns are raised that the layout could lead to use as a hotel, house of multiple occupancy (HMO), Air B&B or care home and that associated additional traffic, noise, disturbance could arise which would be detrimental to the local area, highway safety though insufficient parking/turning for increased numbers of cars and visitors and neighbour amenity.

The property is a use class C3 residential dwelling and would likely require consent to change the use to a holiday let, hotel or care home, such impacts would be assessed at the time against relevant planning policy and guidance should any applications be submitted for such a proposal.

The increased use of drainage and septic tanks would be covered by building control during the build of the household extensions.

- In terms of concerns raised regarding potential loss of trees or greenery and impacts on wildlife. The proposals do not show any loss of greenery/trees and are located away from boundaries and existing trees/hedges. The site is not located within a conservation area and no tree preservation order are present on site, therefore the applicant (as could neighbouring dwellings) undertake works to trees/hedges without the need for consent at any time, this is not within the remit of planning in this instance. Any unlawful impacts on wildlife such as nesting birds would be covered by separate non planning legislation.
- Comments received from third parties that the removal of the garage raises concerns with what will be proposed in the future as a family home of this size will inevitably require a garage in some form. Officers will assess any future application for a garage or other works under the relevant planning policies and guidance at the time and cannot predict or comment on what might happen in the future.

## **10. Conclusion (The Planning Balance)**

The application site relates to an existing residential dwelling located within an established residential area which comprises an eclectic mix of scale and design of residential properties. Whilst the proposed development does create a significant increase in size of the property both in terms of height and footprint, it is located within a large residential plot which can accommodate such an increase without detrimentally impacting the character of the area. The proposals are not considered to significantly harm neighbour amenity due to the siting and design of the proposals including the location of windows particularly when taking into account the existing situation on site.

The proposed development is therefore considered to comply with the above listed core policies within the Wiltshire Core Strategy and the aims of the NPPF.

**RECOMMENDATION: Approve, subject to the following conditions:**

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan and block plan received 18/09/2024

Proposed site plan Drg no 22/0363/100.A received 18/09/2024

Proposed ground floor plan Drg no 22/0363/101A received 18/09/2024

Proposed first and second floor plan Drg no 22/0363/102.A received 18/09/2024

Proposed roof plan Drg no 22/0363/103.A received 18/09/2024

Proposed north and east elevations Drg no 22/0363/104.A received 18/09/2024

Proposed south and west elevations Drg no 22/0363/105.A received 18/09/2024

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match the existing dwelling (bricks and tiles) with painted timber for the rear bays and zinc cladding for the dormer windows.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. Before the development hereby permitted is first occupied use, the two rooflights in the east facing roof slope serving the hobby room shall be glazed with obscure glass only to an obscurity level of no less than level 5 and shall be permanently fixed shut and shall be maintained and such for the lifetime of the development

REASON: In the interests of residential amenity and privacy

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), no window, doors or other openings other than those shown on the approved plans, shall be inserted in the east elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy

6. No construction shall take place on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: To minimise disturbance to nearby residents during the construction.

**Informative - Party Wall**

The applicant is requested to note that this permission does not affect any private property rights and therefore, does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.



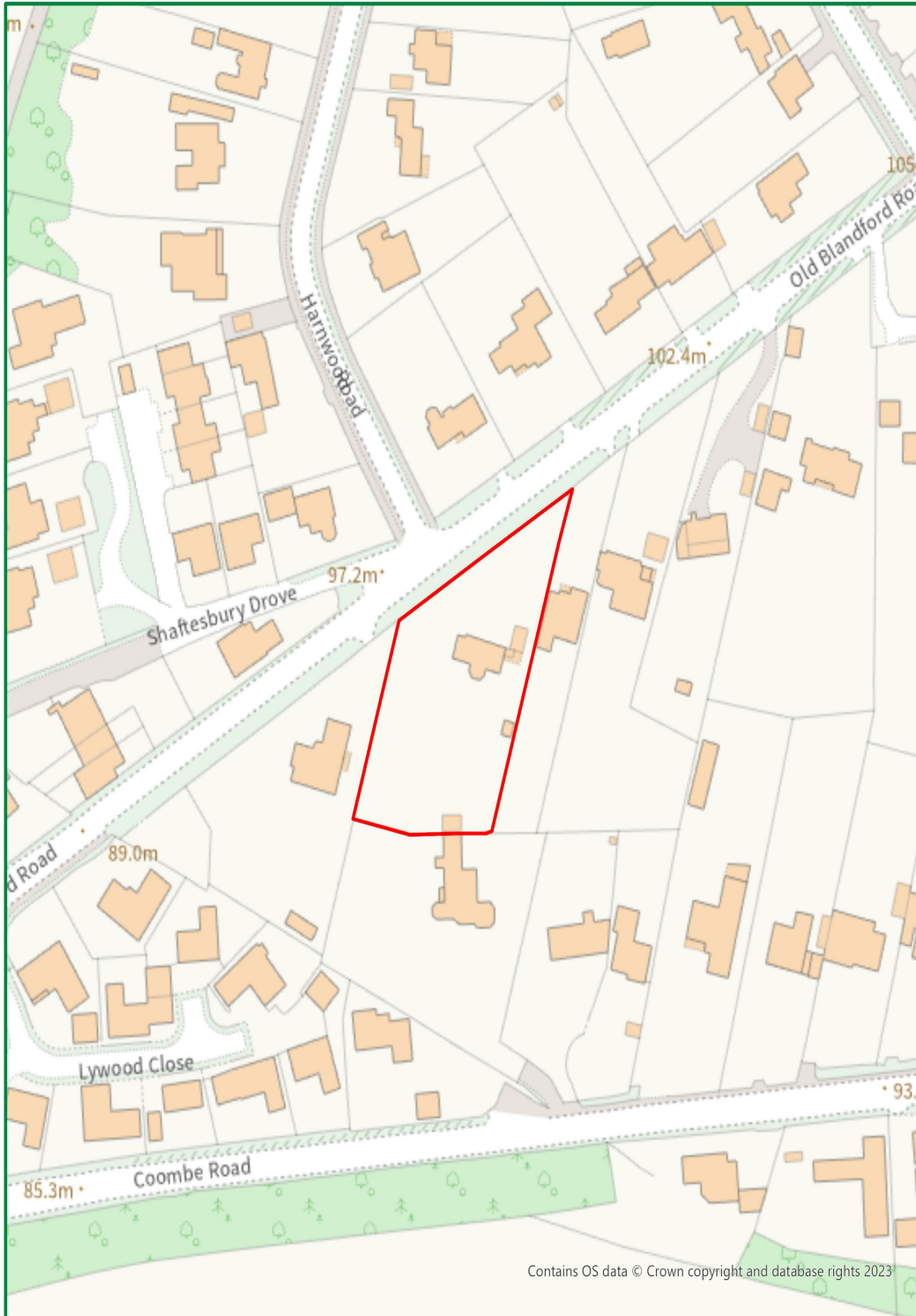
#### Informative – Building control

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

#### Informative - protected species

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a license from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

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