

<b>Deadline</b>	<b>21<sup>st</sup> October 2010</b>		
<b>Application Number:</b>	<b>S/2010/1252</b>		
<b>Site Address:</b>	<b>106 MALTHOUSE COTTAGE TISBURY SALISBURY SP3 6NN</b>		
<b>Proposal:</b>	<b>PROPOSED 2 BED DWELLING WITH INTEGRAL DOUBLE GARAGE</b>		
<b>Applicant/ Agent:</b>	<b>MR GARY SLATER</b>		
<b>Parish:</b>	<b>WEST TISBURY - TISBURY</b>		
<b>Grid Reference:</b>	<b>394126.4</b>	<b>128803</b>	
<b>Type of Application:</b>	<b>FULL</b>		
<b>Conservation Area:</b>		<b>LB Grade:</b>	
<b>Case Officer:</b>	<b>MR B HATT</b>	<b>Contact Number:</b>	<b>01722 434541</b>

### **Reason for application being considered by committee**

Councillor Deane called the application to committee for the consideration of:

- Scale of development
- Relationship to adjoining properties
- Environmental/highway impact
- Car parking

### **1. Purpose of Report**

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

### ***Neighbourhood Responses***

**3** Letters of objection have been received

**0** Letters of support have been received

### ***Parish Council Response***

Various Comments raised (See section 7)

### **2. Main Issues**

The main issues to consider are:

- 9.1 Impact on amenities
- 9.2. Scale and design
- 9.3 Highways
- 9.4 Drainage

### 3. Site Description

The site is currently part of the residential curtilage of 106 Malthouse which is located on the edge of the rural settlement known as Tisbury. The site is located within an Area of Outstanding Natural Beauty, a Housing Policy Boundary, and an area of archaeological significance.

### 4. Planning History

Application number	Proposal	Decision
S/2010/0689	Erection of 2 bed dwelling with integral double garage	W/D 20/07/10

### 5. The Proposal

Permission is sought for the erection of a detached 2 bedroom dwelling with integral double garage located on a lane within the residential curtilage to the north of 106 Malthouse.

### 6. Planning Policy

The following policies are considered relevant to this proposal:

G2- General Criteria for development

D2 – Good design

H16 – Housing Policy Boundary

C5 – Landscape Conservation of Area of Outstanding Natural Beauty

### 7. Consultations

#### ***Parish council***

Objection on the grounds of design, parking, and drainage

#### ***Highways***

No objections subject to condition

#### ***Environment Agency***

No objections

#### ***Archaeology***

No objections

#### ***Wessex Water Authority***

No objections

## **English Heritage**

No comments

## **Wiltshire Fire & Rescue**

No objections

## **8. Publicity**

The application was advertised by site notice/press notice /neighbour notification  
Expiry date 30/09/10

3 letters of objection have been received raising concerns over parking, amenity, drainage, and character of the area.

## **9. Planning Considerations**

### **9.1 Impact on Amenities**

The proposed 2 bedroom bungalow is to be located within what is currently part of the residential curtilage of 106 Malthouse. The proposal will be at its closest, approximately 4m from 106 Malthouse however this is at the corner of both properties and is considered to have a limited impact on either dwelling. The proposal is to be located so as not to create any overlooking issue to or from 106 Malthouse, which itself has no windows at either ground or first floor level to the northern elevation ensuring no overlooking occurs as a result of the proposal. The proposal has 1 window serving a bedroom facing the garden of 106 Malthouse however due to the single storey nature of the dwelling it is considered that the proposed 1.8m vertical feather edge fencing will ensure no detrimental impact on either properties amenity. An objection has been received regarding the rear windows. The windows to the rear of the property serve a bathroom and kitchen area and also include sliding folding doors to the living area. These will face onto the rear boundary with 16 and 20 High View Close however it is considered that the height of the windows (at ground floor level) when combined with the boundary treatments which include a stone wall which at its highest point will be approximately 0.8m and at its lowest will be approximately 0.6m will result in an adequate level of privacy to both neighbouring properties and the proposed dwelling. Furthermore it is not an uncommon feature in areas such as this to have ground floor windows facing onto a boundary with a neighbouring property. In addition to this the erection of a 2m close board fence which can be erected under permitted development rights can be erected by either parties sharing the boundaries.

Objections have been made regarding the level of amenity space to the proposed bungalow however provision has been made for amenity space to the side and rear of the property and it is considered that on balance whilst the amenity space provided is not large it would be difficult to defend an appeal a refusal based on these grounds alone given amenity space, albeit limited has been provided. The amenity space provided is acceptable.

### **9.2 Scale and Design**

The proposed single storey dwelling will be located to the north of a row of existing terrace houses. The proposal will finish on the highway edge with Monmouth Road which the existing row of terraced houses also do. Objections have been raised over the proposal being out of keeping with the surrounding rural area and Area of Outstanding Natural Beauty however it is considered that the simple design of the property along with the limited impact that the property

would have due to its single storey nature finishing at approximately 5.3m at its ridgeline ensures that no adverse impact on the Area of Outstanding Natural Beauty will occur. In addition to this the property will be viewed against a backdrop of existing houses along High View Close and 106, 107, and 108 Malthouse further reducing the overall impact of the development within the context of the surrounding area.

The proposal will use dark grey roof slates, and a pale yellow render which will match 106 Malthouse which will aid the proposed dwelling to merge with the neighbouring property and surrounding area. In addition to this all door and window frames are to be painted timber which will enhance the overall appearance of the property.

### **9.3 Highways**

The proposed bungalow includes an integral double garage with parking for up to 2 vehicles. In addition to this the proposal includes the retention of existing off street parking for the adjoining properties 106 and 107 Malthouse. Two parking spaces are retained for 107 Malthouse and one space is retained for 106 Malthouse however, there is an existing garage which serves 106 Malthouse providing parking for 1 vehicle. No objections have been received from highways subject to conditions ensuring the proposed garage shall not be converted to a habitable room and that the parking area shall be completed prior to the occupation of the proposal in order to ensure adequate parking provision to the proposal and the existing dwellings. In addition to this the proposed parking provision is in accordance with the appendix 5 car parking standards of the adopted Salisbury District Local Plan which recommends 2 spaces per unit for a development of this nature.

### **9.4 Drainage**

Objections have been received over foul drainage from neighbouring properties however no objections have been received from Wessex water regarding drainage which is to be connected to the existing drainage system for the proposed scheme.

## **10. Conclusion**

The proposal on balance whilst having limited amenity space is considered acceptable, as it would be in keeping with character of the area surrounding properties and whilst it is to be visible, the visual impact of the dwelling would not be significant and as such is in accordance with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), D2 (Design), C5 (Landscape Conservation), and H16 (Housing Policy Boundary) of the adopted Salisbury District Local Plan.

## **Recommendation**

**It is recommended that planning permission is GRANTED for the following reasons:**

The proposal is considered acceptable, as it would be in keeping with character of the area surrounding properties and whilst it is to be visible, the visual impact of the dwelling would not be significant and as such is in accordance with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), D2 (Design), C5 (Landscape Conservation), and H16 (Housing Policy Boundary) of the adopted Salisbury District Local Plan.

**And subject to the following Conditions:**

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

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 No delivery of plant, equipment, materials, demolition or construction work or other building activity shall take place on Sundays or public holidays or outside the hours of 08:00 & 18:00 weekdays and 08:00 & 13:00 Saturdays

Reason: In the interests of neighbouring amenity

3. During demolition and construction of the buildings, no bonfires or burning of surplus materials or other waste shall take place on site.

Reason: In the interest of neighbouring amenity

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-E shall take place on the dwellinghouse(s) hereby permitted or within their curtilage.

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

5. No part of the development hereby approved shall be first occupied until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with approved details. This area shall be maintained and remain available for this use at all times thereafter.

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

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage hereby permitted shall not be converted to habitable accommodation or used for any business or other purpose whatsoever.

REASON: To safeguard the amenities and character of the area and in the interest of highway safety.

7. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

**INFORMATIVE:**

With respect to water supply, there are water mains within the vicinity of the proposal. Again, connection can be agreed at the detailed design stage.

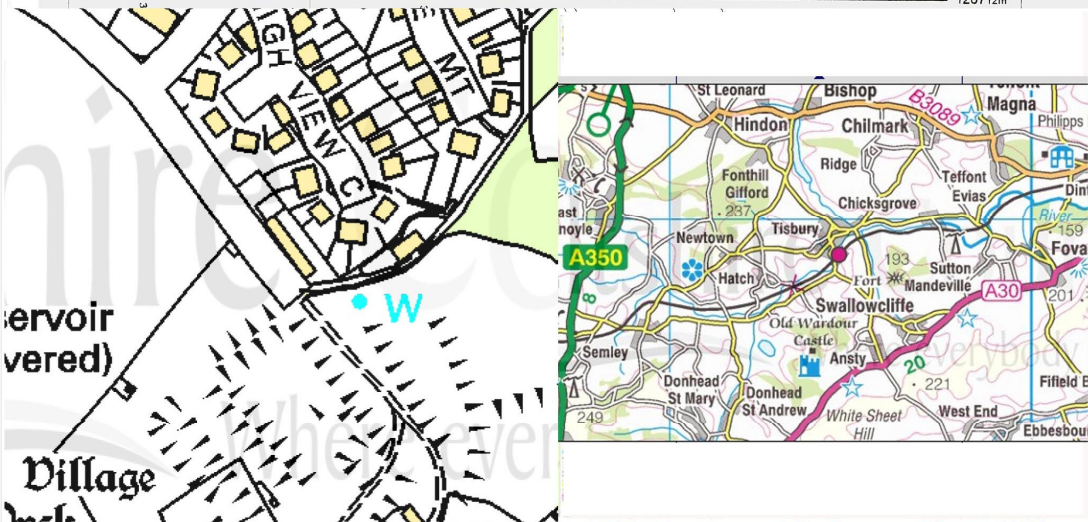
It is recommended that the developer should agree with Wessex

The developer should also be aware of the importance of checking with Wessex Water to ascertain whether there may be any unchartered sewers or water mains within (or very near to) the site. If any such apparatus exists, applicants should plot the exact position on the design site layout to assess the implications. Please note that the grant of planning permission does not, where apparatus will be affected, change Wessex Water's ability to seek agreement as to the carrying out of diversionary and/or conditioned protection works at the applicant's expense, or in default of such agreement, the right to prevent the carrying out of any such development proposals as may affect its apparatus.

<b>Appendices:</b>	None
<b>Background documents used in the preparation of this report:</b>	01/2010/02

106 Malthouse Cottage, Tisbury. SP3 6NN

S/2010/1252



**Wiltshire Council**  
Where everybody matters

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